



Ladbrook Road, Solihull

Offers Over £499,800





## PROPERTY OVERVIEW

Situated within a five minute walk of Solihull Town Centre, a fantastic opportunity to purchase this spacious four bedroom semi detached situated within the Tudor Grange Academy Catchment. This property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, two reception rooms, extended kitchen, utility room, four bedrooms, family bathroom, ensuite shower room, garage and landscaped garden. This property also has planning approval for a single storey side and rear extension and a garage conversion and associated replacement window.





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold





- Four Bedroom Semi Detached
- No Upward Chain
- Five Minutes Walk To The Town Centre & Views Of St Alphege Church Spire
- Tudor Grange Academy School Catchment
- Two Reception Rooms
- Extended Fitted Kitchen With Separate Utility Including Washing Machine And Plumbing For A Sink
- Garage
- Landscaped Garden
- Downstairs WC / Wash Hand Basin / Cloakroom
- Bathroom With Bath And Shower With Glass Panel & Second Floor En-suite

#### **PORCH**

#### **ENTRANCE HALL**

#### **WC**

6' 2" x 3' 9" (1.89m x 1.14m)

#### **RECEPTION ROOM ONE**

14' 7" x 10' 11" (4.45m x 3.33m)

#### **RECEPTION ROOM TWO**

15' 5" x 10' 11" (4.69m x 3.32m)

#### **KITCHEN**

11' 10" x 11' 2" (3.60m x 3.40m)

#### **UTILITY ROOM**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 5" x 10' 5" (4.69m x 3.18m)

#### **BEDROOM TWO**

15' 1" x 11' 0" (4.59m x 3.35m)

#### **BEDROOM THREE**

8' 5" x 7' 0" (2.56m x 2.13m)



**BATHROOM**

6' 10" x 6' 4" (2.09m x 1.92m)

**WC****SECOND FLOOR****BEDROOM FOUR**

14' 8" x 14' 4" (4.48m x 4.38m)

**ENSUITE**

6' 10" x 6' 0" (2.08m x 1.84m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 130.0 sq.m. = 1399 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

12' 11" x 7' 5" (3.93m x 2.25m)

**LANDSCAPED GARDEN****ITEMS INCLUDED IN SALE**

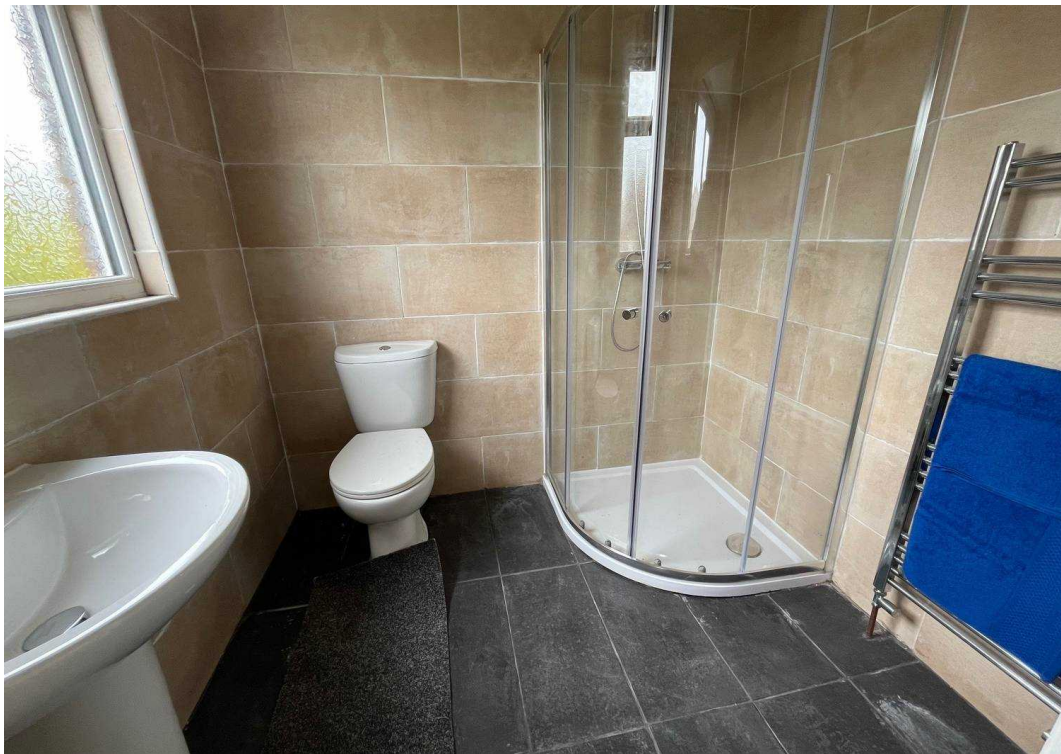
Free standing cooker, washing machine, all carpets, fitted wardrobes in two bedrooms and light fittings.

**ADDITIONAL INFORMATION**

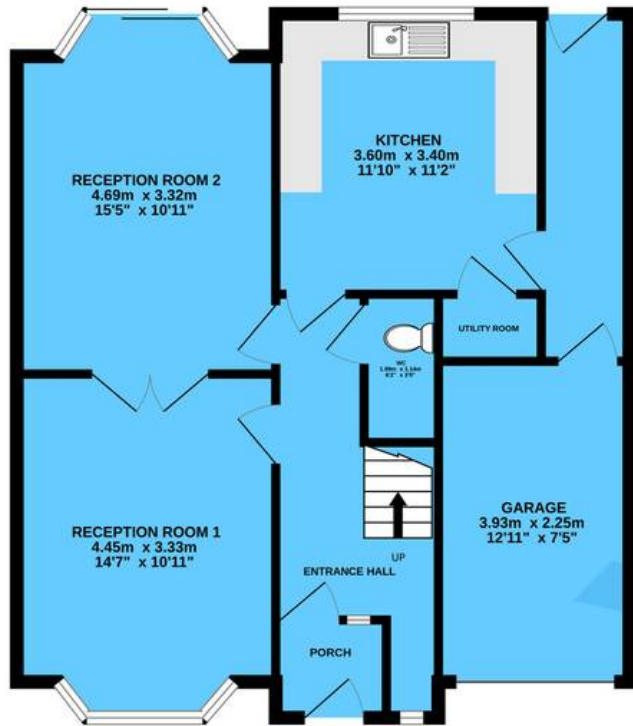
Services - mains gas, electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

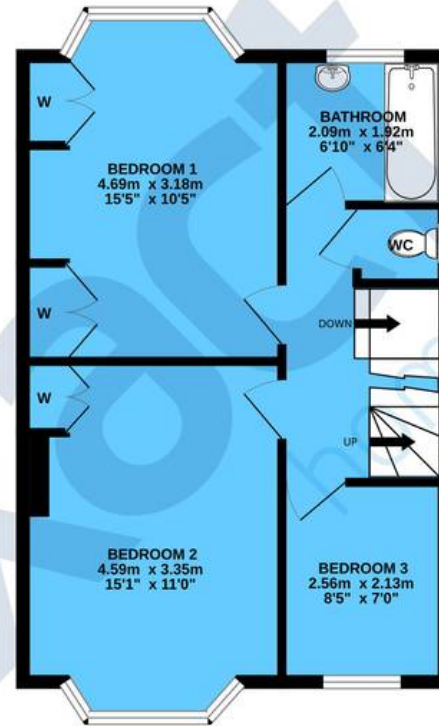
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



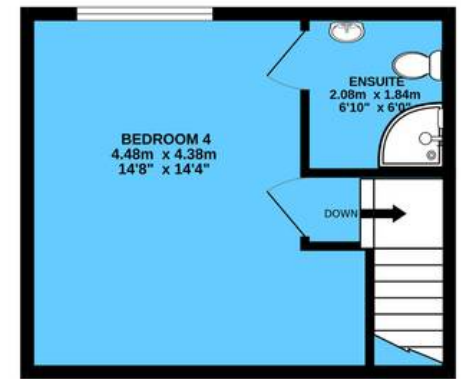
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 130.0 sq.m. (1399 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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