

Ladbrook Road, Solihull

Guide Price £739,950

xact HOMES







PROPERTY OVERVIEW

This beautifully presented four bedroom semi-detached family home is set on a quiet and highly sought after road in the heart of Solihull, within walking distance to all shops, local amenities, Touchwood Shopping Centre and excellent transport links. Thoughtfully extended and remodelled, the property offers an ideal layout for modern family living, finished to a high standard throughout and flooded with natural light. Upon entering, you are greeted by a welcoming entrance hallway with ample storage space, setting the tone for the rest of the home. The ground floor boasts two large and versatile reception rooms, one currently arranged as a formal dining room and the other as a spacious living room with pleasant views of the rear garden. The heart of the home is undoubtedly the stunning open plan kitchen/dining and family room, designed for both everyday living and entertaining, featuring ample storage, a set of skylights and double doors that allow light to pour in. A practical utility room provides further convenience and leads directly to a well-proportioned home office, ideal for remote working or study. Upstairs, there are four generously sized bedrooms, all thoughtfully decorated and served by a modern family bathroom and an en-suite to the principal bedroom.







Outside enjoys a delightful south facing rear mature garden with expansive decked seating area. The property also benefits from a driveway with ample parking for multiple vehicles. With its prime location, high quality finish and flexible living spaces, this exceptional family home perfectly combines comfort, style and practicality, making it a rare opportunity in this popular part of Solihull. Early viewing is highly recommended to appreciate the space and quality on offer.

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

- Beautifully Presented Four Bedroom Semi-Detached Family Home
- Prime Location In The Heart Of Solihull
- Walking Distance To All Amenities, Schools & Transport Links
- Thoughtfully Extended & Remodeled
- Two Large Reception Rooms & Stunning Open Plan Kitchen / Dining & Family Room
- Abundance Of Natural Light Throughout
- Practical Utility & Home Office
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Private South Facing Rear Garden



ENTRANCE HALLWAY

WC

LIVING ROOM
11' 6" x 15' 1" (3.50m x 4.60m)

DINING ROOM
10' 4" x 16' 8" (3.16m x 5.08m)

KITCHEN/DINING AREA
15' 3" x 9' 9" (4.66m x 2.96m)

FAMILY AREA
10' 11" x 13' 0" (3.33m x 3.95m)

UTILITY
7' 5" x 11' 1" (2.27m x 3.37m)

OFFICE
7' 1" x 6' 8" (2.15m x 2.04m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 5" x 11' 9" (3.47m x 3.58m)

ENSUITE
7' 7" x 3' 1" (2.32m x 0.95m)

BEDROOM TWO
10' 6" x 17' 0" (3.21m x 5.17m)

BEDROOM THREE
7' 1" x 15' 1" (2.16m x 4.59m)

BEDROOM FOUR
6' 11" x 8' 4" (2.11m x 2.54m)

BATHROOM
7' 9" x 9' 0" (2.36m x 2.74m)

TOTAL SQUARE FOOTAGE
143.0 sq.m (1539 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING REAR GARDEN WITH DECKING SEATING AREA

ITEMS INCLUDED IN THE SALE

Range Master free standing cooker, Range Master extractor, garden shed, all carpets, blinds and light fittings, some curtains and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Approx Gross Internal Area
143 sq m / 1539 sq ft



Ground Floor
Approx 82 sq m / 887 sq ft

First Floor
Approx 61 sq m / 652 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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