



LUDDINGTON ROAD, SOLIHULL, B92 9QH
ASKING PRICE OF £659,950

DRAFT



»X Impressive Spacious Extended Detached

»X Sought After Location

»X Immaculately Maintained & Decorated

»X Early & Internal Viewing Essential

»X Five Good Sized Bedrooms

»X Large Lounge/Dining Room

»X Fitted Breakfast Kitchen

»X Two Ensuite Shower Rooms & Family Bathroom

»X Double Garage & Private Rear Garden

PROPERTY OVERVIEW

Situated in the most popular location, an ideal opportunity to purchase this impressive five bedroom extended detached which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of five good sized bedrooms, two ensuite shower rooms and a private rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, large lounge/dining room, fitted breakfast kitchen, family room, five good sized bedrooms, two ensuite shower rooms, family bathroom, double garage and private well maintained rear garden.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX Band F

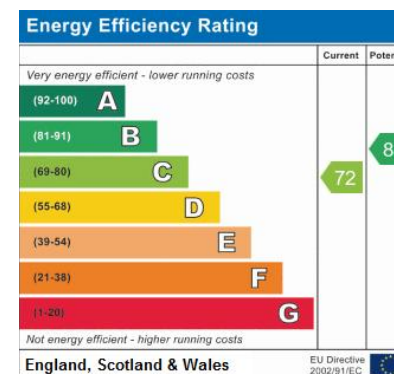
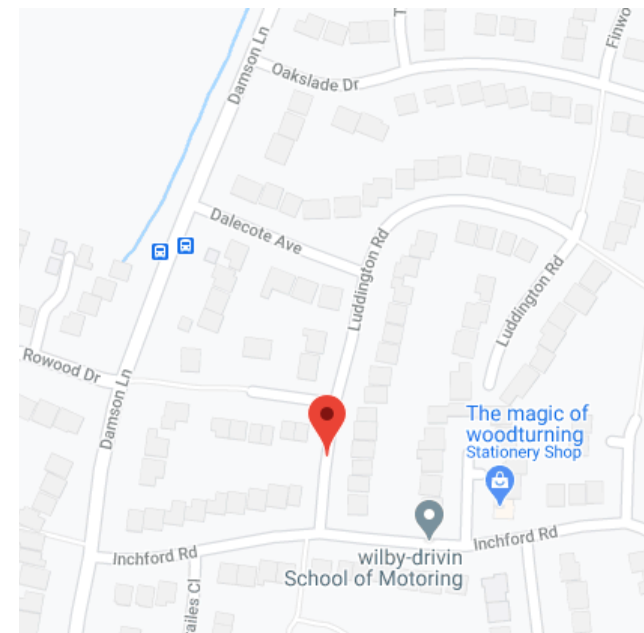
TENURE Freehold

SERVICES Mains gas, electricity and sewers

GARDEN East facing

ITEMS INCLUDED IN THE SALE

All carpets and fitted wardrobes in bedrooms one, two, three and four



ENCLOSED PORCH
11' 4" x 4' 4" (3.46m x 1.33m)

ENTRANCE HALL
7' 10" x 6' 2" (2.40m x 1.90m)

LOUNGE/DINING ROOM
27' 2" x 11' 9" (max) (8.29m x 3.60m)

FAMILY ROOM
18' 3" x 13' 4" (5.58m x 4.08m)

BREAKFAST KITCHEN
19' 1" x 17' 9" (max) (5.83m x 5.43m)

WC
5' 2" x 4' 2" (1.60m x 1.29m)

INTEGRAL DOUBLE GARAGE
18' 6" x 18' 1" (5.65m x 5.52m)

FIRST FLOOR

BEDROOM ONE
15' 4" x 11' 9" (max) (4.69m x 3.60m)

ENSUITE
12' 0" x 4' 11" (3.67m x 1.50m)

BEDROOM TWO
18' 0" x 12' 4" (5.50m x 3.78m)

ENSUITE
9' 6" x 3' 8" (2.92m x 1.13m)

DRESSING ROOM
4' 6" x 3' 10" (1.38m x 1.17m)

BEDROOM THREE
16' 2" x 10' 6" (4.95m x 3.22m)

BEDROOM FOUR
14' 1" x 8' 5" (4.31m x 2.58m)

BEDROOM FIVE
11' 4" x 7' 9" (3.47m x 2.38m)

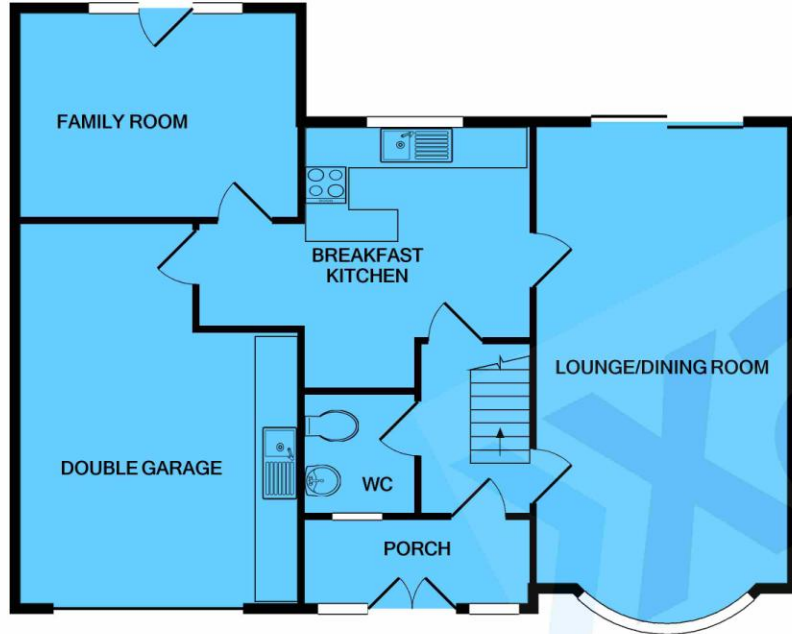
BATHROOM
8' 9" x 6' 7" (2.67m x 2.02m)

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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