



smarthomes

Ladbrook Road

Solihull, West Midlands, B91 3RN

- An Extended Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Dining Kitchen

£535,000

EPC Rating 53

Current Council Tax Band E





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed double doors leading into

Enclosed Porch

With double glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, oak flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

16' 5" x 11' 0" (5m x 3.35m) With double glazed bay window to front elevation, two ceiling light points, coving to ceiling and electric fireplace with wooden surround

Reception Room Two to Rear

15' 5" x 11' 0" (4.7m x 3.35m) With double glazed bay window incorporating French doors leading out to the rear garden, ceiling light point, coving to ceiling, radiator and inset electric fire

Extended Dining Kitchen to Rear

11' 0" x 19' 10" (3.35m x 6.05m) Being fitted with a contemporary range of wall, drawer and base units with complementary wood block effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with extractor canopy over, inset eye-level Siemens oven, grill and microwave oven, space and plumbing for dishwasher, space for American style fridge freezer, radiator, ceiling light points, tiled flooring, feature vaulted ceiling with Skylight window, double glazed window to rear, further feature window, double glazed French doors leading out to the rear garden and part glazed door to



Utility Room

6' 0" x 7' 0" (1.83m x 2.13m) With UPVC double glazed door to rear garden, door to garage, space and plumbing for washing machine, extractor, skylight window, tiled flooring and lighting

Guest WC

With low flush WC, wall mounted corner wash hand basin with tiled splashback, tiled flooring and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft hatch, obscure double glazed window to side and doors leading off to

Bedroom One to Front

16' 10" x 11' 0" (5.13m x 3.35m) With double glazed bay window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

15' 6" x 11' 2" (4.72m x 3.4m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 0" x 8' 7" (2.13m x 2.62m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

Having an over-sized walk-in shower with thermostatic rainfall shower, vanity wash hand basin, complementary tiling to water prone areas and floor, obscure double glazed window to rear, cupboard housing Vaillant boiler, ladder style radiator and ceiling light point

Separate WC

With low flush WC, tiled flooring, ceiling light point and obscure double glazed window to side

Rear Garden

Being mainly laid to lawn with paved patio, outside tap and fencing to boundaries

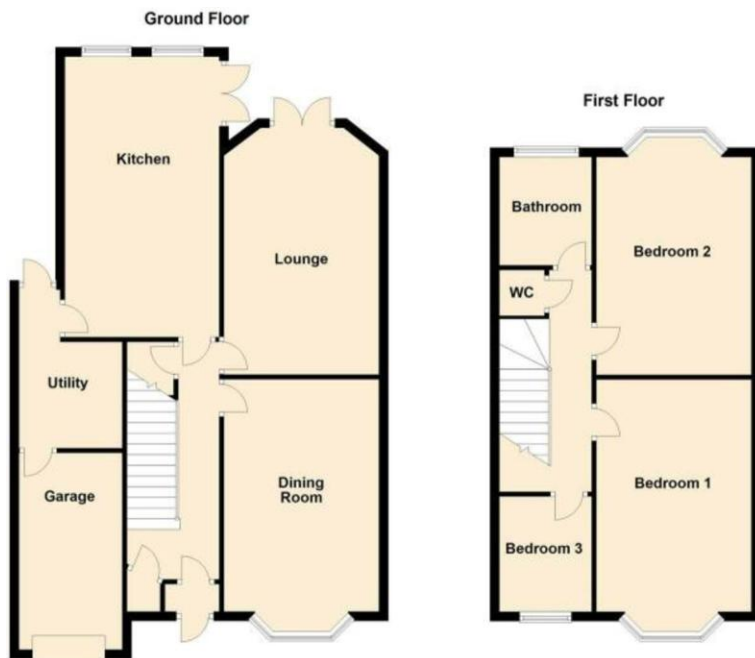


Garage

13' 8" x 7' 4" (4.17m x 2.24m) With up and over garage door to driveway, power and lighting

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.