Bartleys
Estate Agents









48 Ladbrook Road, Solihull B91 3RN

Price Guide £565,000

- Catchment for Tudor Grange Academy
- Extended Three Bedroom Residence
- Additional Box Room
- Off Road Parking & Garage
- No Chain
- Energy Efficiency Rating - D

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A superbly presented three/four bedroom extended semi detached property has tremendous scope to extend STPP situated within walking distance to Solihull Town centre and within the catchment area of Tudor Grange Academy & St Alphege Infant & Primary Schools. Benefiting from a spacious lounge, dining room, cloakroom/wc, fitted breakfast kitchen, utility, single garage, three good size bedrooms plus box room, luxury family bathroom and large mature landscaped gardens. No Chain

APPROACH
Via a block paved driveway that enables off-road parking for two vehicles with raised border leading to a UPVC double glazed porch with front door to:-

ENTRANCE HALL
Double panel radiator, ceiling light point, stairs rising to first floor landing, doors to cloakroom / WC, front and rear reception rooms.

CLOAKROOM, WC
Low-level flush WC and wash basin.

FRONT RECEPTION ROOM
17' 1" (5.2M) X 10' 10" (3.3M)
Ornamental stone fireplace with cast iron log burner, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



REAR RECEPTION
15' 5" (4.7M) X 11' 10" (3.6M)
Wall mounted gas fire, double panel radiator, ceiling light point, UPVC double glazed French doors.



BREAKFAST KITCHEN
13' 9" (4.2M) X 11' 10" (3.6M)
A modern fitted kitchen comprises a range of wall and base units with coordinated worktop surfaces, stainless steel single drain sink unit, complementary tiling to splash prone areas, provision for a range cooker and dishwasher, canopy extractor hood/fan, UPVC double glazed window to the rear garden and door to under stairs pantry, UPVC double glazed door to:-

SIDE UTILITY
29' 10" (9.1M) X 5' 7" (1.7M)
Space and plumbing for a washing machine, base units with stainless steel single drain sink unit, double panel radiator, ceiling light point, wall mounted boiler, UPVC double glazed doors to the front and rear aspects.



FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, loft access, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (FRONT)
17' 1" (5.2M) X 10' 10" (3.3M)
Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
15' 5" (4.7M) X 11' 6" (3.5M)
A range of fitted wardrobes, skirting radiator, ceiling light point, UPVC double glazed bay window to the rear aspect.

BEDROOM THREE (FRONT)
8' 6" (2.6M) X 8' 10" (2.7M)
Single panel radiator, built-in wardrobe, UPVC double glazed window and door to box room.

BOX ROOM
5' 11" (1.8M) X 12' 6" (3.8M)
UPVC double glazed window to the front and side aspects, ceiling light point.

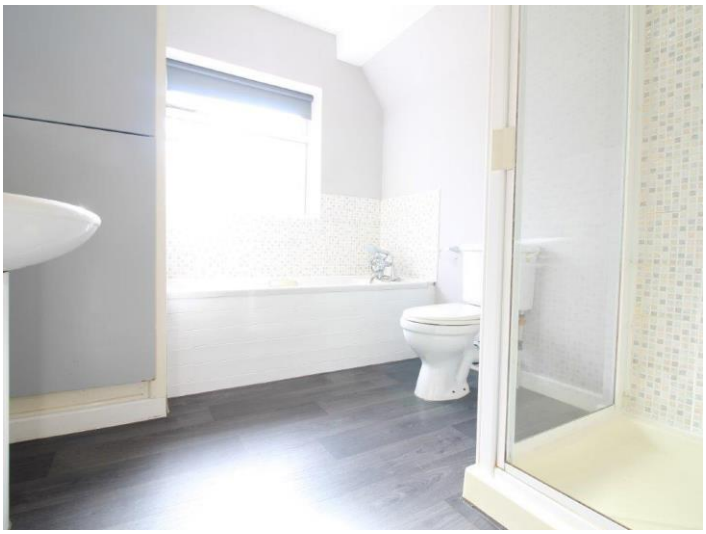
FAMILY BATHROOM
Three-piece suite comprising low-level flush WC, pedestal hand wash basin, panel bath, separate shower cubicle with thermostatic shower unit, complementary tiling to splash prone areas, shower attachment over bath, single panel radiator, ceiling light point, obscure UPVC double glazed window to the rear aspect.

GARDEN
A paved patio leads to a large garden with mature hedgerow screening.

GARAGE
7' 7" (2.3M) X 13' 5" (4.1M)
23 0 X 4 10
Double doors, power, lighting, gas and electric meters.

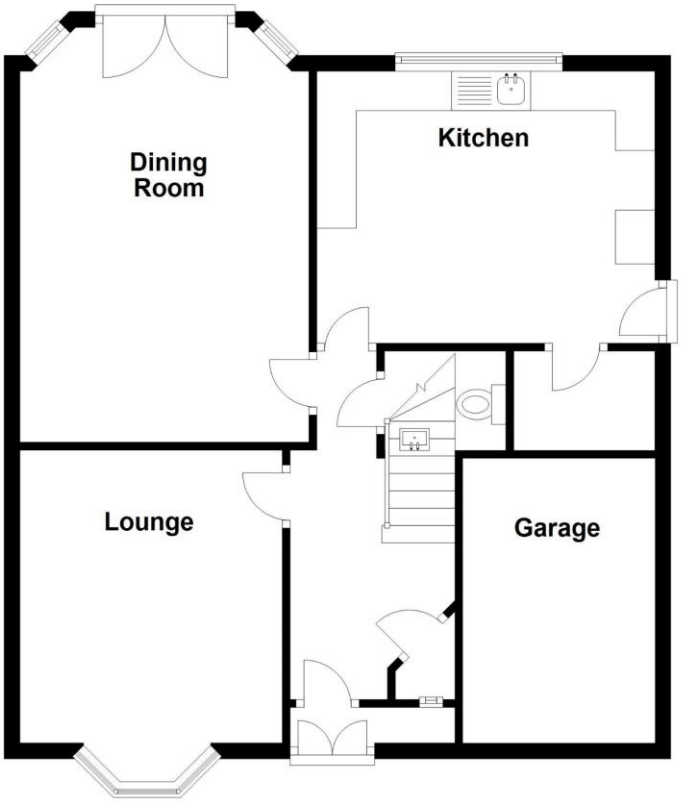
TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



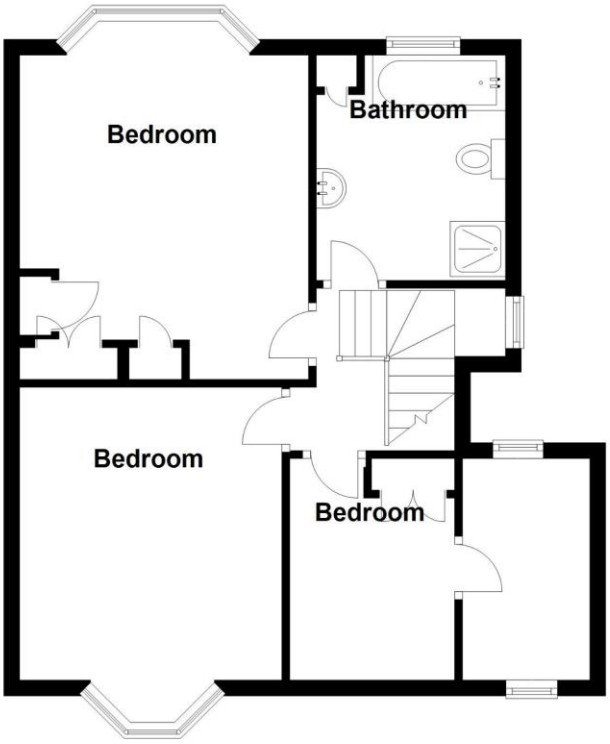




Ground Floor
Approx. 70.1 sq. metres (754.1 sq. feet)



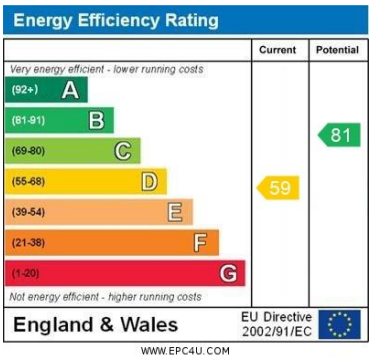
First Floor
Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

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