



**£180,000**  
**2 Bed House - End Terrace**  
**located in Ludlow Lane**

  
**REDSTONES**  
The Property Experts

Ludlow Lane  
Walsall  
WS2 8YB



£180,000

\*\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\*\*A modern two bedroom end terraced house in a popular residential location. The accommodation comprises of an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazing, gas central heating, front and rear gardens and off road parking.

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#### Hallway

Wood effect laminate flooring, UPVC double glazed door to front, radiator, door to lounge, access to kitchen.

#### Lounge

16'4" x 11'5"

Wood effect laminate flooring, UPVC double glazed French doors to rear, radiator, wall mounted electric fire, stairs off.

#### Kitchen

9'2" x 7'6"

Wood effect laminate flooring, UPVC double glazed window to front, radiator, fitted kitchen comprising various wall units, splash back tiling, rolled edge worksurface with cupboards and drawers under, inset stainless steel sink, integrated electric oven and four ring gas hob with extractor hood over, wall mounted Biasi boiler, cabinet.

#### Stairs / Landing

Carpet, loft access, doors off.

#### Bedroom One

11'5" x 9'2"

Wood effect laminate flooring, UPVC double glazed windows to front, radiator, built in cupboard.

#### Bedroom Two

11'5" x 9'10"

Wood effect laminate flooring, UPVC double glazed window to rear, radiator.

#### Bathroom

8'2" x 4'7"

Tile effect vinyl flooring, fully tiled walls, frosted UPVC double glazed window, chrome towel radiator, bathroom suite comprising WC, pedestal wash hand basin, bath with shower screen and electric shower over, built in cupboard.

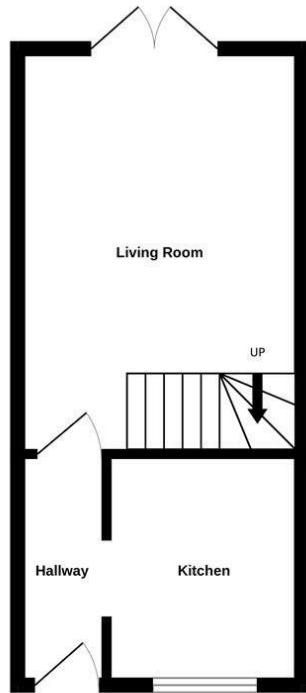
#### Outside

Front garden with lawn, path and driveway.

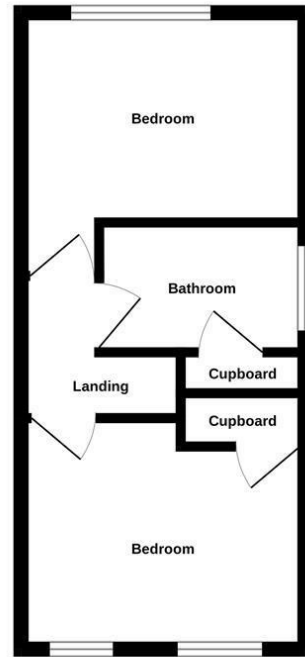
Enclosed rear garden with decking, lawn, gated access to front.



Ground Floor




1st Floor



24 Ludlow Lane Ws2 8yb

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**DIRECTIONS**

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