



## 20 Ladbroke Grove

, Birmingham, B27 7LB

**Offers over £180,000**



Senate Property Services are pleased to offer this well presented two double bedroom mid terraced property with off road parking. Benefiting from double glazing, gas central heating and comprising of entrance hallway with staircase to first floor, refitted kitchen with integrated appliances, lounge/diner, two double bedrooms to first floor, fitted bathroom with separate shower and pleasant rear garden.



## Approach

Via a driveway leading to the front door with porch area.

## Ground Floor

### Lounge 11'5" x 15'8" (3.49 x 4.79)

A large lounge with space for a home office area, a double glazed window to the front elevation, radiator and door to the kitchen.

### Kitchen 7'8" x 12'7" (2.34 x 3.84)

A modern refitted kitchen comprising of a range of wall and floor base units with work surface over, inset sink with mixer tap and drainer, space for appliances and a double glazed window over looking the rear garden. There is a door leading to the rear garden and stairs to the first floor landing.

### Bedroom one 8'7" x 12'9" (2.64 x 3.89)

A double bedroom with a double glazed window to the rear elevation, radiator and built in storage cupboard.

### Bedroom two 11'7"x.8'0" (3.55x.2.44)

A large single bedroom with a double glazed window to the front elevation and radiator.

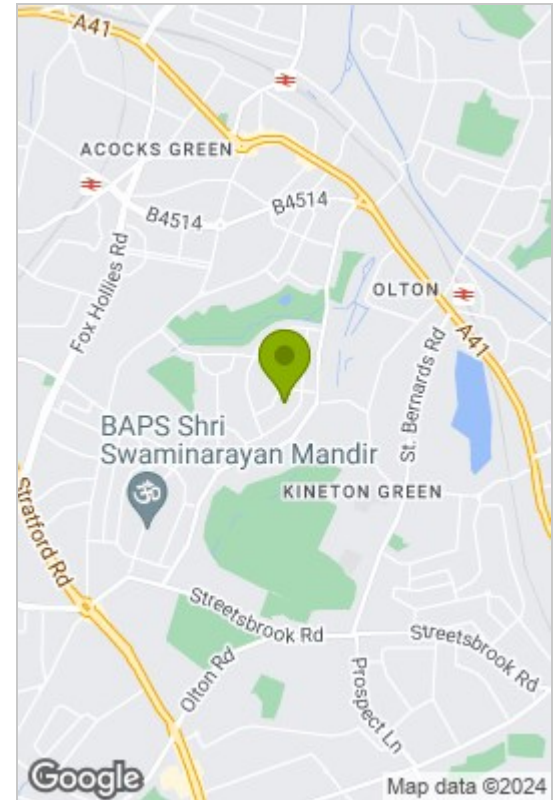
## Bathroom

The suite comprises of a panelled bath, enclosed shower cubicle, sink and wc. There is tiling to splash prone areas and a double glazed window.

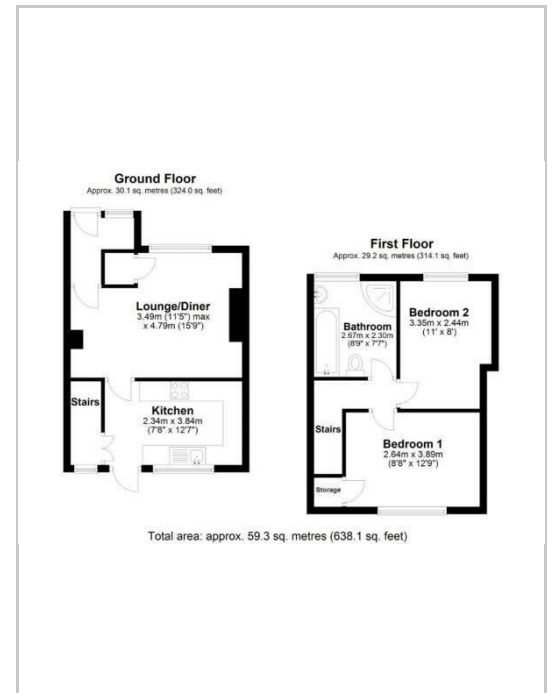
## Garden

A large rear garden that is ideal for families. There is a large patio area leading to a raised lawn with fencing to boundaries.

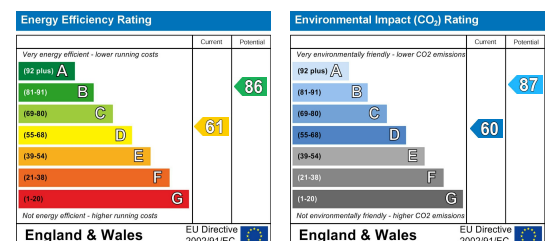
## Area Map



## Floor Plan



## Energy Efficiency Graph



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