



Black and White
CLEARLY A BETTER SERVICE

18 LADELER GROVE, TILE CROSS, BIRMINGHAM, B33 0HW
OIRO £190,000





We are happy to market this 2-bedroom property on Ladler Grove, close to local Schools Shops and Transport Links.

Briefly comprising of 2 Bedrooms, Lounge, Fitted Kitchen , Shower Room , Downstairs WC, Central Heating and Double Glazed.

Ground Floor

on approach via the lawned front garden with paved pathway leading to

Porch

Double glazed window to side, window to rear, utility and meter cupboard, door to:

Hallway

Fitted carpet throughout, Radiator, stairs leading to upstairs and door to:

WC

Fitted with a 2 piece suite comprising of low level WC and Pedestal Wash Basin.



Lounge

4.72m (15'6") max x 3.08m (10'1")

Double glazed bay window to front.

Kitchen/Diner 4.92m (16'2") x 3.08m (10'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, washing machine, cooker, double glazed window to rear, door to:

Rear Porch

Double glazed window to side, Storage cupboard door leading to rear garden.



First Floor

Landing

Fitted carpet throughout doors leading to:

Store Room

Housing a Radiator and lighting.



Bedroom 1 4.01m (13'2") x 3.63m (11'11") max

Fitted carpet throughout, Double glazed window to rear, radiator and various PowerPoint.

Bedroom 2 3.79m (12'5") x 3.08m (10'1")

Fitted Carpet Throughout, Double glazed window to front, radiator and Various PowerPoints.

Shower Room

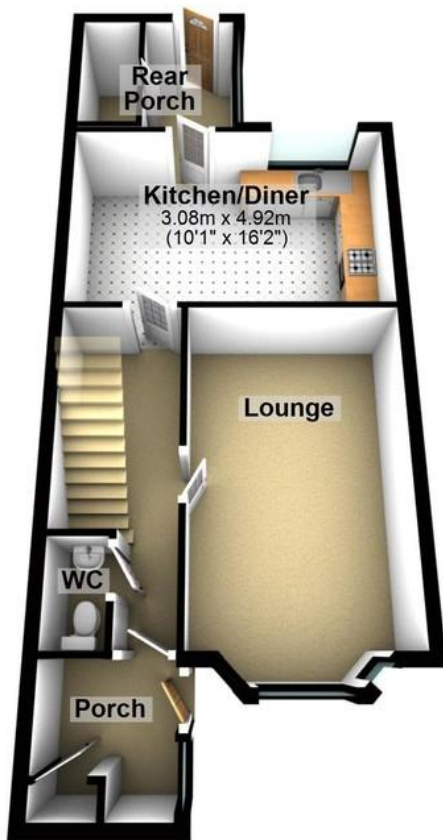
Fitted with a 3 piece suite comprising of Shower enclosure with Electric shower, wash hand basin and WC, double glazed window to front and Storage cupboard.



Rear Garden

Enclosed Rear Garden mainly laid to lawn with Paved patio and Pathway.

Ground Floor



First Floor

