



**melvyn**  
**Danes**  
ESTATE AGENTS

Ladbroke Road  
Solihull  
Asking Price £475,000



## Description

Ladbroke Road leads on from Rectory Road which in turn leads from Church Hill Road a short distance from the High Street in Solihull town centre. Alternatively one could take a very pleasant walk along Ladbroke Road through to Malvern Park out to Park Road and subsequently onto New Road which will bring you to the High Street.

The town centre offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is in the Tudor Grange catchment and St Alphege primary.

Malvern Park is a very pleasant area of public open space with children's play area, tennis court, café and duck pond.

This three bedroomed semi detached property is available chain free and offers good sized accommodation that would benefit from some upgrades. The property has development potential. The accommodation comprises of entrance porch, entrance hall with cloaks cupboard, front reception with bay window, rear reception with bay and glazed door onto the garden, fitted kitchen, side utility and WC and access into the single garage. The first floor offers two large double bedrooms and a good sized single room with wet room style shower room and loft access. To the rear we have mature private gardens and off road parking with fore garden to the front.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Living Room**

15'1" x 10'11" (4.62 x 3.35)

**Dining Room**

15'4" x 10'11" (4.69 x 3.35)

**Kitchen**

9'9" x 6'11" (2.99 x 2.11)

**Utility**

**WC**

**Garage**

15'1" x 6'11" (4.62 x 2.11)

**Bedroom One**

15'2" x 10'7" (4.63 x 3.23)

**Bedroom Two**

10'11" x 15'5" (3.34 x 4.71)

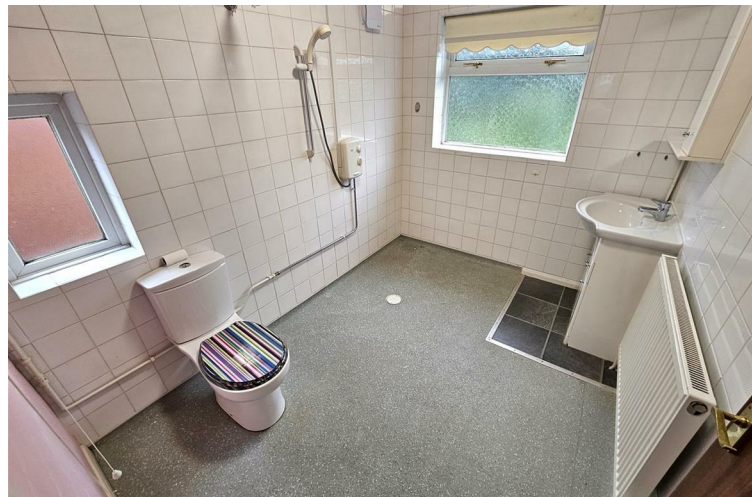
**Bedroom Three**

9'1" x 6'11" (2.79 x 2.11)

**Wet Room Shower Room**

9'10" x 6'9" (3.00 x 2.08)

**Front And Rear Gardens**





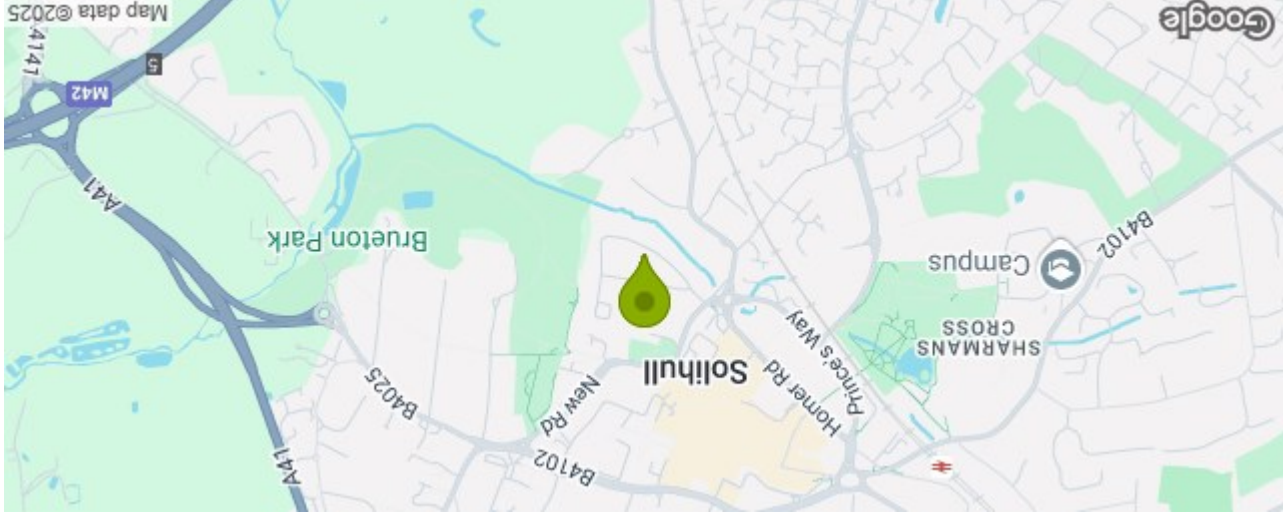
TENURE: We are advised that the property is freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 28/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



19 Ladbroke Road Solihull B91 3RN  
Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	84
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	70
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		
England & Wales		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.