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HERE TO GET *you* THERE



Ladbroke Road

Solihull, B91 3RW

Offers Over £755,000



Council Tax:



53 Ladbroke Road

Solihull, B91 3RW

Offers Over £755,000



Information

This spacious, well-presented four-bedroom, semi-detached family home, situated on a generous corner plot just a short walk from Solihull Town Centre and local amenities.

The property boasts an abundance of living space, including a bright and airy kitchen/diner and two additional reception rooms. It also features a utility room, guest WC, garage, entrance hallway, and multiple storage cupboards.

Upstairs, you'll find a master bedroom with an ensuite and fitted wardrobe, a modern family bathroom, and three further double bedrooms.

The large rear garden includes a patio area and a decking area, perfect for enjoying views over the lawn.

The property benefits from double glazing and central heating.

Entrance Hallway

Wood flooring throughout, ceiling light point, radiator, stairs leading to the first floor, and doors providing access to the front and rear reception rooms, as well as the kitchen.

Front Reception

Double-glazed window to the front elevation, ceiling light point, radiator, and carpeted throughout.

Rear Reception

Double-glazed French doors leading to the decking area, ceiling light point, wall-mounted lights, radiator, and gas fireplace.

Kitchen

A range of wall and base units with integrated appliances, including fridge freezer, dishwasher and oven. Double-glazed window to the rear elevation, ceiling spotlights, French doors leading to the garden, wood burner, and a door leading to the WC.

Wash Room

Double-glazed window to the front elevation, ceiling spotlight, chrome towel heater, built-in hand wash basin, and low flush rimless WC with a storage unit.

Bedroom One

Double-glazed window to the rear elevation, fitted wardrobes, ceiling spotlights, radiator, carpeted throughout, wall-mounted lights, and a door leading to the ensuite.

Bedroom Two

Double-glazed window to the rear elevation, ceiling light point, radiator and carpeted throughout

Bedroom Three

Double-glazed window to the front elevation, ceiling light point, radiator and carpeted throughout

Bedroom Four

Double-glazed window to front elevation, ceiling light point, radiator and carpeted throughout

Family Bathroom

Double-glazed window to the rear elevation, part-tiled walls, shower cubicle, bathtub, hand wash basin with storage underneath, low flush WC, chrome towel heater, and ceiling light point.



Road Map



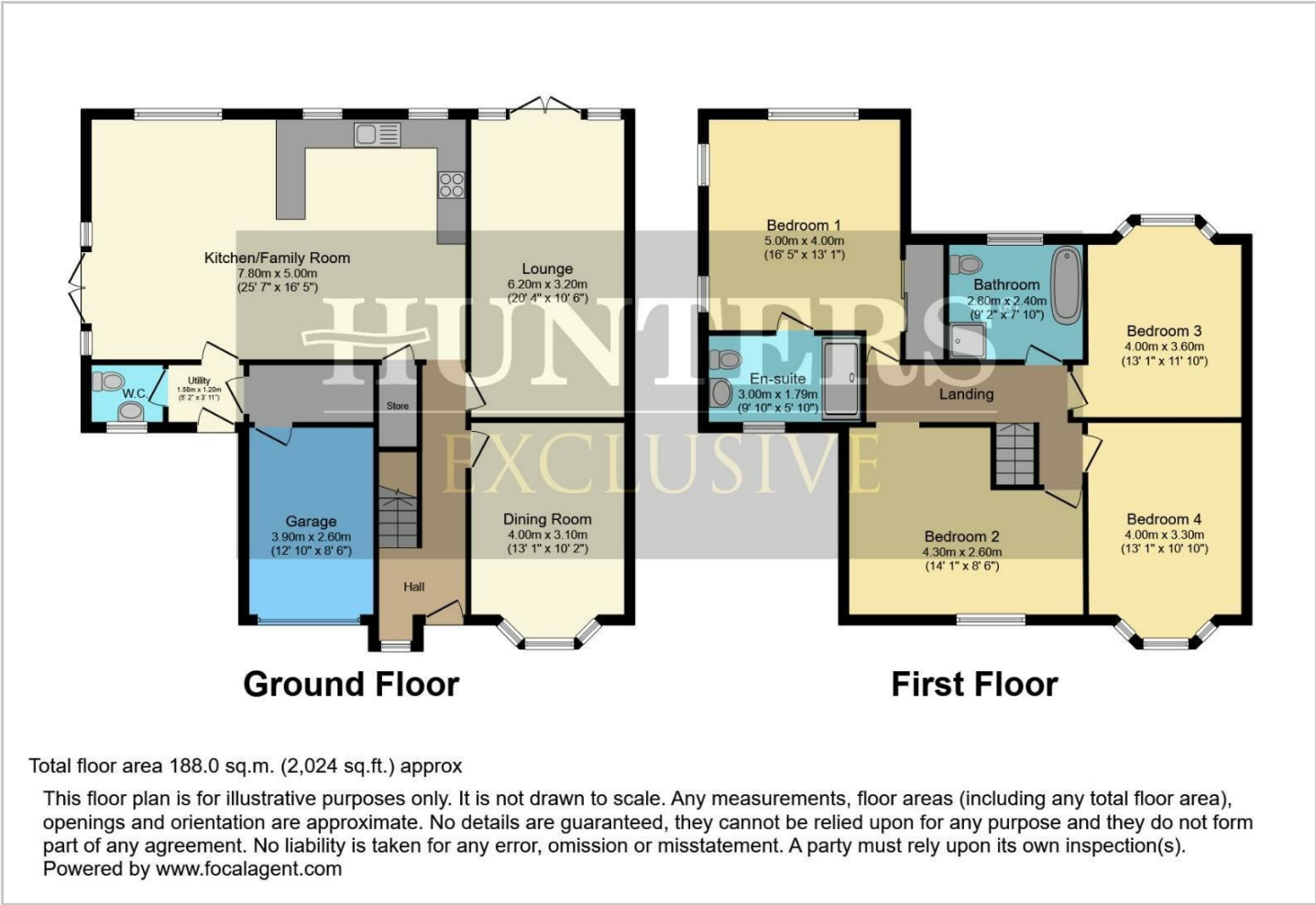
Hybrid Map



Terrain Map



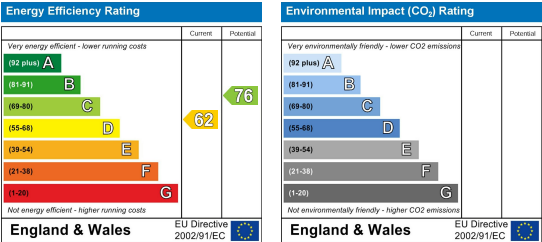
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.