



**8 Luddington Road, B92 9QH**  
Sale Price of £450,000



**Love  
Property Co.**

# 8 Luddington Road, Solihull, B92 9QH

Tenure - Freehold  
EPC Rating - D  
Council Tax Band – E

Love Property Co are pleased to offer this homely and beautifully kept linked detached three-bedroom residence in a great location close to JLR with **\*\*NO CHAIN\*\***

This must be viewed to be appreciated 1222.8 sq. feet (113.6 sq. metres) kerb appealing property briefly comprises; entrance hallway with wooden flooring, separate lounge, dining room, downstairs wc, kitchen and conservatory with French doors to garden. The good-sized kitchen has quality wooden flooring and integrated appliances with French doors leading to the garden.

To the first floor leading to three bedrooms, master with en-suite and built in wardrobes, further two bedrooms (bedroom two with built in wardrobes) and a lovely, presented family bathroom with shower over bath. The property offers both double glazing and gas central heating.

Outside - Tarmac driveway to front with off road parking for multiple vehicles, garage with private rear mainly lawned well stocked garden having a good-sized patio area and a shed.

## PROPERTY LOCATION

This property is close to Jaguar Land Rover and Solihull town centre. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes' drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



## PROPERTY MEASUREMENTS:

### KITCHEN

18' 4" x 7' 10" (5.60m x 2.40m)

### LOUNGE

14' 6" x 11'7" (4.43 m x 3.53m)

### DINING

12' 8" x 9'7" (3.87 m x 2.92m)

### BEDROOM ONE

13' 1" x 11' 0" (4.00m x 3.36m)

### EN-SUITE

4' 5" x 9' 1" (1.36m x 2.77m)

### BEDROOM TWO

12' 0" x 9' 3" (3.65m x 2.83m)

### BEDROOM THREE

8' 10" x 8' 2" (2.70m x 2.49m)

### FAMILY BATHROOM

6' 2" x 6' 5" (1.89m x 1.96m)

### GARAGE

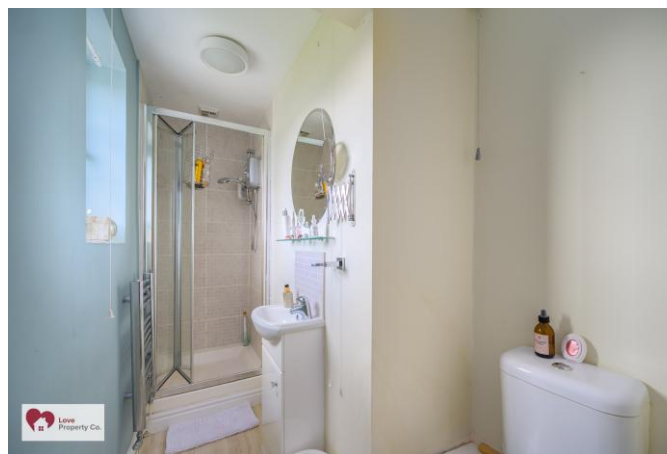
16' 3" x 8' 2" (4.95m x 2.50m)

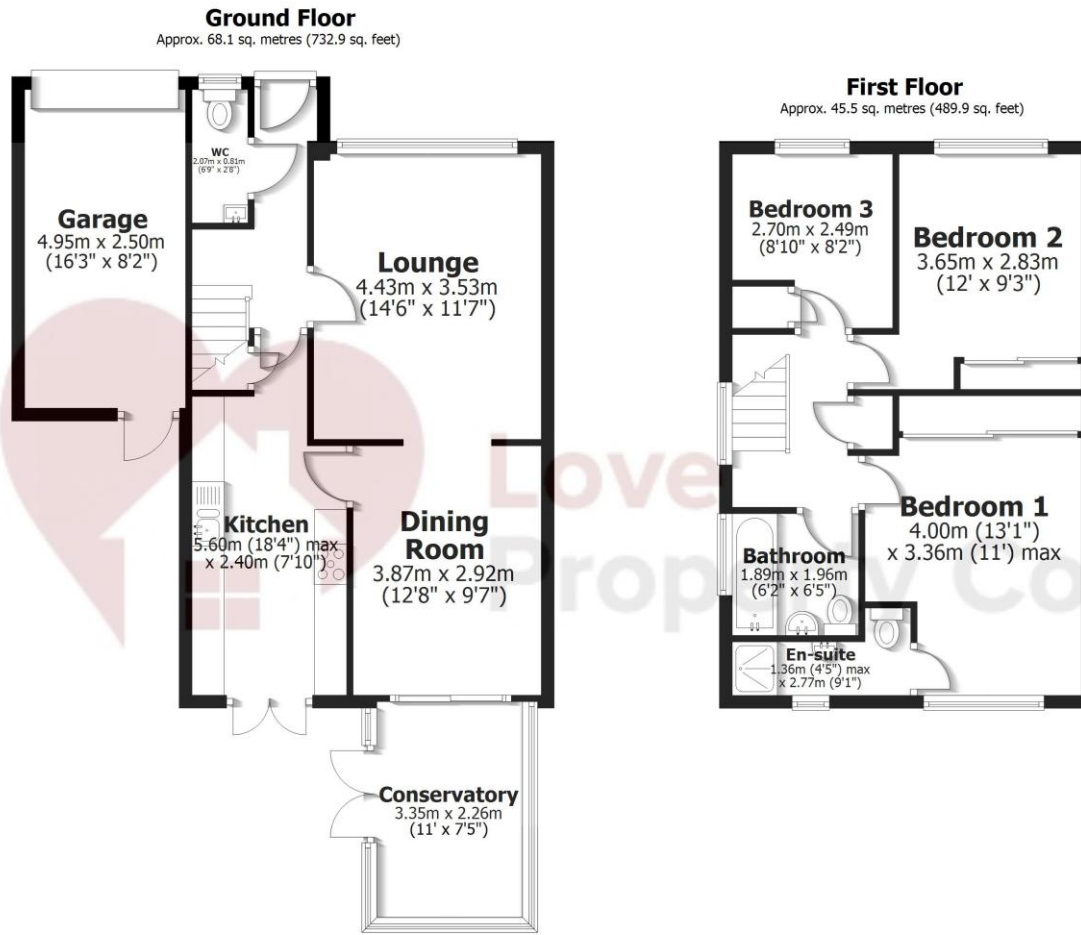
### TOTAL SQUARE FOOTAGE

1222.8 sq. Feet (113.6 sq. Metres) approx.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 113.6 sq. metres (1222.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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