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HERE TO GET you THERE
49 Ladbrook Road, Solihull, B91 3RW

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£575,000

This charming home is set back from the road behind a slabbed driveway providing off-road parking and access to the integral garage. Internally, the property offers well-balanced accommodation throughout, beginning with a welcoming entrance hall leading to two excellent reception rooms. The spacious living room enjoys delightful views over the rear garden, while the separate dining room provides the perfect setting for family meals and entertaining guests.

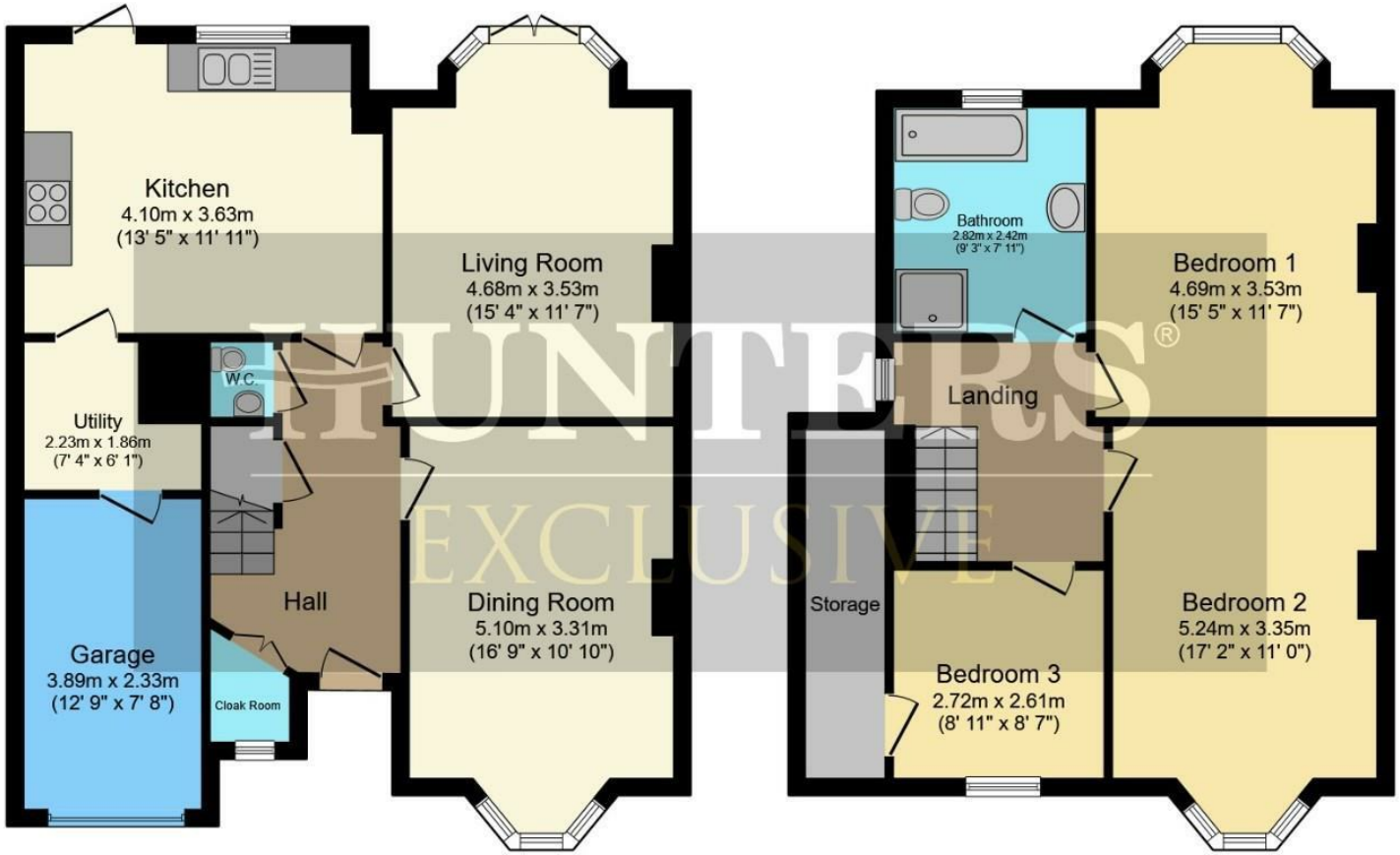
To the rear of the property is an extended kitchen offering ample worktop and storage space, complemented by a separate utility room and convenient internal access to the garage.

The first floor comprises three well-proportioned bedrooms, all offering comfortable accommodation and served by a family bathroom.

A particular feature of this wonderful home is the beautiful rear garden, which enjoys a high degree of privacy and is beautifully stocked with mature trees, shrubs and planting. The generous outdoor space provides an ideal setting for relaxing, entertaining or enjoying family time throughout the year.

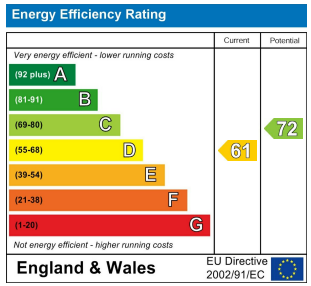
Accommodation Briefly Comprises: Entrance Hall, Living Room, Dining Room, Extended Kitchen, Utility Room, Integral Garage, Three Bedrooms, Family Bathroom, Driveway and Beautiful Private Rear Garden.

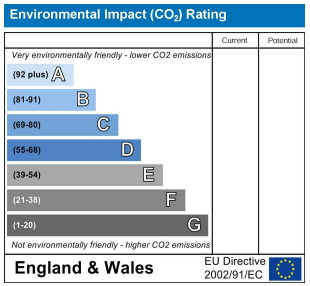
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Total floor area 129.9 sq.m. (1,398 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Location
Ladbrook Road is one of Solihull's most desirable residential addresses, ideally positioned within close proximity to Solihull Town Centre and offering an exceptional blend of convenience, excellent schooling and attractive green spaces. The area is highly sought after by families and professionals alike, thanks to its peaceful surroundings and easy access to a wealth of local amenities.

Solihull Town Centre is just a short distance away and offers an extensive range of high street retailers, independent boutiques, cafés, restaurants and leisure facilities, including the popular Touchwood Shopping Centre. Residents also benefit from excellent transport links, with easy access to Solihull Railway Station, the M42 motorway network, Birmingham International Airport and the NEC.

The location is particularly renowned for its outstanding educational opportunities, falling within catchment for a number of highly regarded schools, including Tudor Grange Academy, St Peter's Catholic School and several well-respected primary schools, making it an ideal setting for growing families.

For those who enjoy the outdoors, Ladbrook Road is conveniently located close to several beautiful parks and green spaces. Malvern and Brueton Park offers scenic woodland walks, open parkland, children's play areas and picturesque lakes, while Tudor Grange Park provides excellent sporting facilities, walking routes and recreational spaces for all ages.

Dining Room
17'12 x 11'0

Living Room
15'4 x 11'7

Kitchen
13'5 x 11'11

Utility
7'4 x 6'1

Bedroom One
15'5 x 11'7

Bedroom Two
17'2 x 11'0

Bedroom Three
8'11 x 8'7

Bathroom
9'3 x 7'11

Garage
12'9 x 7'8

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

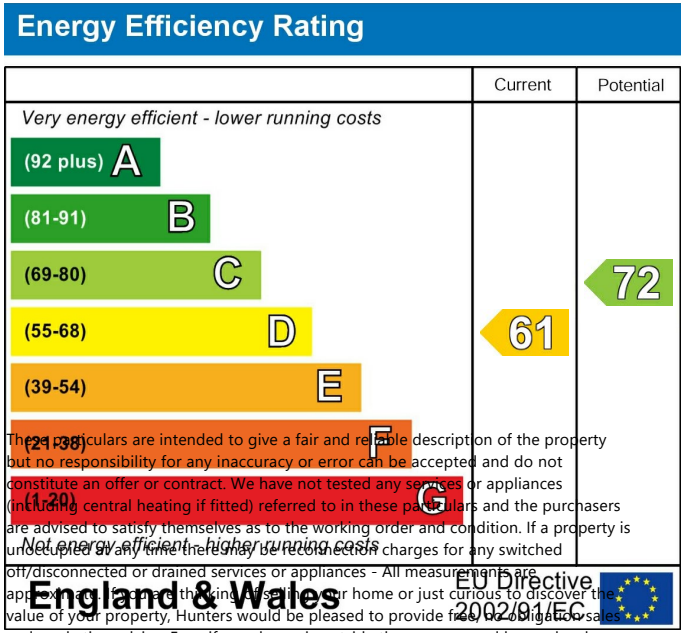
Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Note
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



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