



Webbs

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Ludford Close | Sutton Coldfield | B75 6DW

£400,000

 **Webbs**
estate agents

Summary

** DETACHED FAMILY HOME ** NO UPWARD CHAIN ** CLOSE TO AMENITIES ** 4 BEDROOMS ** ONE BEDROOM WITH EN SUITE ** BREAKFAST KITCHEN ** SUNROOM ** SPACIOUS LIVING/DINING ROOM ** FAMILY BATHROOM ** SEPARATE WC ** PARKING ** EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents are pleased to bring to the market this 4 bedroom detached property, offered for sale with NO UPWARD CHAIN. The property has a spacious lounge/diner, sun room, kitchen, ground floor bedroom with en suite, 3 first floor bedrooms and a family bathroom with separate WC. Outside there is driveway parking and an enclosed garden to the rear. EARLY VIEWING IS RECOMMENDED. To arrange a viewing or for further details please contact our Aldridge branch on 01922 288800

Key Features

- NO ONWARD CHAIN
- OPEN PLAN LOUNGE / DINER
- KITCHEN
- 3 FIRST FLOOR BEDROOMS
- PARKING & GARDEN
- DETACHED PROPERTY
- GROUND FLOOR BEDROOM WITH EN SUITE
- SUN ROOM
- BATHROOM, SEPARATE WC
- EARLY VIEWING ADVISED

Rooms and Dimensions

HALLWAY

3'5" x 10'6" (1.05 x 3.21)

LIVING ROOM

21'9" x 12'2" (6.63 x 3.71)

KITCHEN

9'4" x 7'8" (2.87 x 2.36)

SUNROOM

4'9" x 8'2" (1.45 x 2.50)

BEDROOM ONE

14'11" x 3'3" (4.57 x 1.01)

ENSUITE

2.19 X 1.16

LANDING

6'0" x 2'7" (1.83 x 0.81)

BEDROOM TWO

11'11" x 9'1" (3.64 x 2.78)

BEDROOM THREE

11'7" x 7'11" (3.55 x 2.42)

BEDROOM FOUR

9'8" x 11'6" (2.96 x 3.53)

BATHROOM

6'2" x 8'7" (1.89 x 2.64)

SEPARATE WC

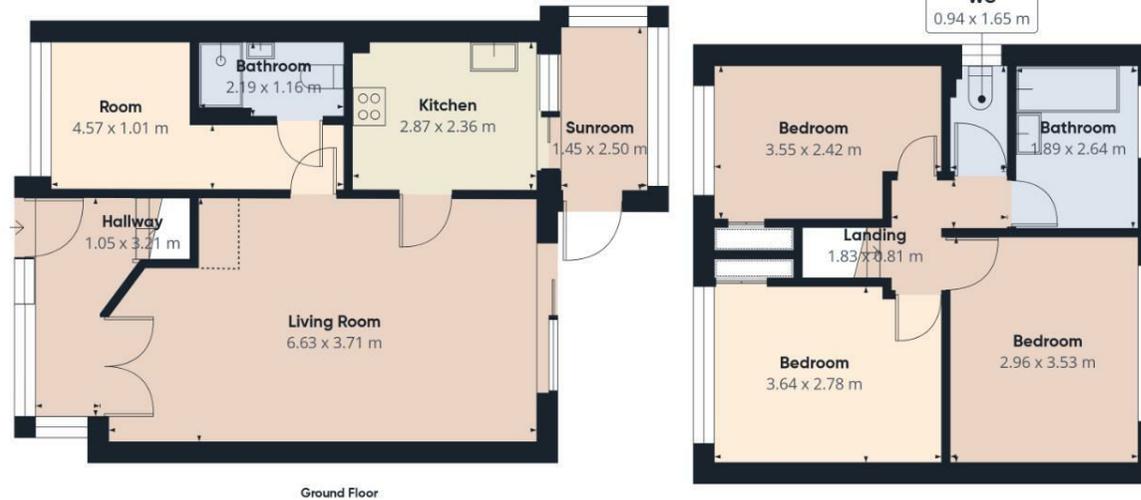
3'1" x 5'4" (0.94 x 1.65)

OUTSIDE

Identification Checks







Approximate total area⁽¹⁾
86.2 m²
Reduced headroom
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

