



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**

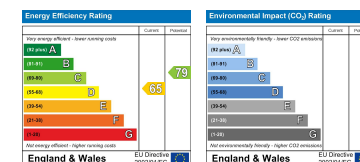








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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