



Ladbroke Road, Solihull

Asking Price £725,000

- **Detached**
- **Independently accessed annex**
- **Fresh Finish Throughout**
- **Gated Entrance**
- **Tudor Grange Catchment**
- **Four/Five Bedrooms**
- **Extended Kitchen Dining Living Space**
- **Large Sweeping Drive Way**
- **Excellent Central Location**

Ladbroke Road leads on from Rectory Road which in turn leads from Church Hill Road, a short distance from the High Street in Solihull town centre. Alternatively one could take a very pleasant walk along Ladbroke Road through to Malvern Park out to Park Road and subsequently onto New Road which will bring you to the High Street.

The town centre offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Malvern Park is a very pleasant area of public open space with children's play area, tennis court, café and duck pond.

This four/five bedroomed detached property, with annex, has been sympathetically extended and modernised. Holding a great location just a few minutes walk from Solihull town centre and within Tudor Grange catchment area.

ENTRANCE VESTIBULE

Accessed via covered vestibule allowing access to the front door.

ENTRANCE HALL

A bright reception with cloaks storage allowing access to the living room, open plan kitchen dining room, first floor and the WC. With wall mounted radiator and ceiling light.

LIVING ROOM

10'11" x 16'10" (3.336 x 5.131)



A great sized living room with large bay window to the front elevation, gas fire place with stone effect surround, ceiling light and two wall mounted radiators. With a door leading through to the Annex accommodation and double opening door into the kitchen dining living room.

OPEN PLAN KITCHEN DINING LIVING ROOM **17'1" x 15'9" max + 20'0" x 11'4" (5.231 x 4.822 max + 6.112 x 3.471)**



An extended kitchen dining room that has been beautifully fitted with a range of wall mounted and base units with wooden worksurface over. With quality branded, fitted and wifi enabled appliances including, dishwasher, double electric oven and microwave, induction hob with electric extractor, 1.5 bowl ceramic sink with mixer tap. With central island and multi aspect window this room is bright and welcoming and the hub of the house. Large enough to support a good sized dining table and some lounging furniture as well as side board and tv cabinet. All completed by LED spot lighting, drop down ceiling lights and Amtico parquet style flooring and bifold doors opening onto the garden and decking area. A gorgeous entertaining space with access to the utility.



UTILITY

7'10" x 8'11" (2.407 x 2.736)



A fitted utility housing the heating and water systems for the property. With gas fired combi boiler and pressurised water tank. The utility provides ample storage with a range

of wall mounted and base units with work surface over. With 1.5 bowl stainless steel sink with mixer tap and space and plumbing for washing machine and tumble dryer and extra fridge/freezer.

GARAGE

15'1" x 7'5" (4.616 x 2.286)

A single garage accessed off the utility with bran style doors to the front elevation. With power and lighting

LANDING

A bright and wide landing that allows access to the four bedrooms and family bathroom with sufficient space for some occasional furniture.

BEDROOM ONE

15'8" max x 20'7" (4.788 max x 6.287)



A large principle bedroom with double aspect windows (one of which is a large bay) to the front elevation. With access into eaves storage, ceiling light and wall mounted radiators. This room has been designed to possibly incorporate an ensuite/standalone bath and as such is currently a particularly generous and bright space.

BEDROOM TWO

13'0" x 10'1" (3.974 x 3.074)



Another good sized double room with double aspect window to rear and side elevation. With access into the en-suite shower room, central ceiling light and wall mounted radiator.

EN-SUITE



A well fitted en-suite with window to rear elevation. Having a large shower cubicle with thermostatic shower, wash basin with vanity storage and toilet. With heated towel rail and ceiling light with extractor.

BEDROOM THREE

11'4" x 11'9" (3.478 x 3.601)



A generous double room with double aspect window to front and side elevation. Having central ceiling light and wall mounted radiator.

BEDROOM FOUR

9'2" x 7'2" (2.811 x 2.202)

A smaller bedroom currently set up as a dressing room to the principle bedroom. With window to rear elevation, ceiling light and wall mounted radiator.

FAMILY BATHROOM

7'8" x 9'4" (2.358 x 2.851)



A classic style bathroom with double walk in shower cubicle with glass screen and thermostatic shower with drop down drench head. Toilet and pedestal wash basin and window to the rear elevation. Having ceiling light and cast iron style radiator and heated towel rail.

ANNEX ACCOMODATION

A fully fitted and potential entirely independent annex. Currently having access off the main house and also via French door access into the accommodation from the garden that can be accessed via the side passage. Ideal for teenager accommodation, elderly loved ones or even as a side business run from home, a salon or air b and b etc.

ANNEX KITCHEN

6'4" x 12'0" (1.938 x 3.673)



A well fitted shaker style kitchen with a range of wall mounted and base units with wooden worktop over. With window to front elevation and fitted appliances including electric oven and grill, electric hob and extractor, under counter fridge, 1.5 bowl sink with mixer tap, led spotlighting and wall mounted radiator.

ANNEX BEDROOM

10'2" x 13'0" (3.111 x 3.974)



A good sized double room currently set up with a double bed and bedroom furniture. With access into the en-suite shower room and French doors onto the rear garden. With double aspect window to rear and side elevation, ceiling light and wall mounted radiator.

ANNEX EN-SUITE SHOWER ROOM

4'6" x 8'3" (1.393 x 2.517)



A fully fitted en-suite shower room with large walk in shower cubicle with glass screen and thermostatic shower, wash basin with vanity storage and toilet. Having a window to side elevation and heated towel rail.

OUTSIDE

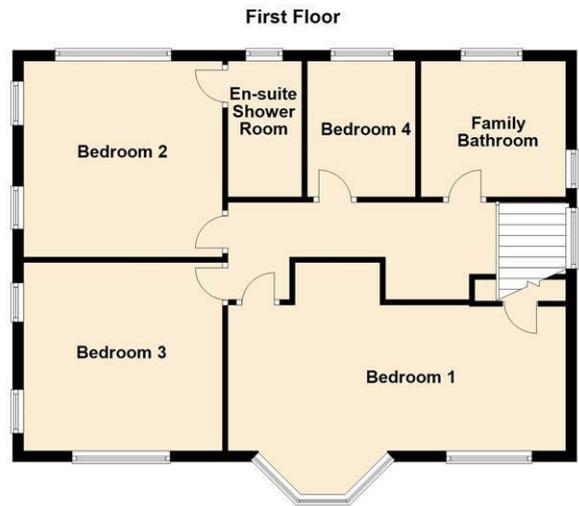
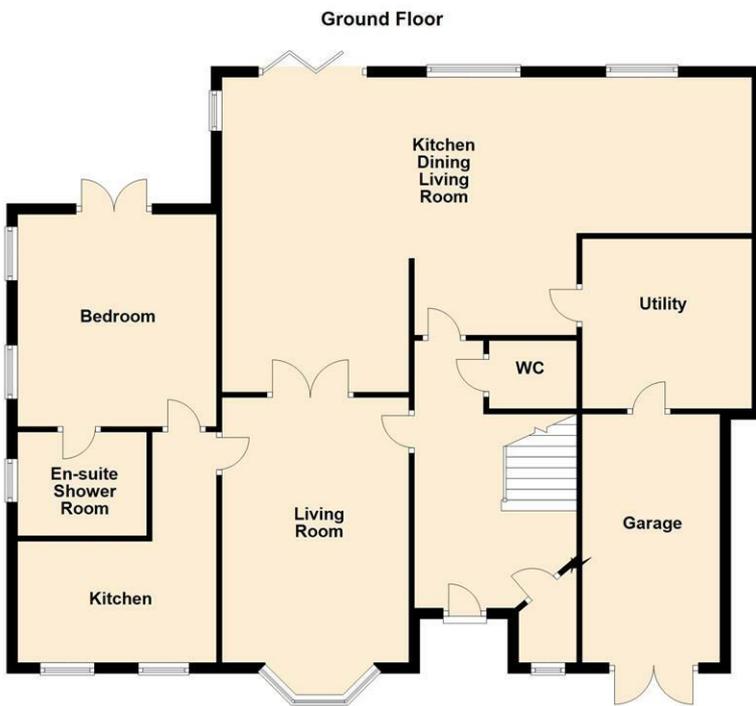


To the front of the property we have gated entrance off Rectory Road leading to a sweeping circular drive way with centre piece lawn. The borders are wrapped in mature trees and shrubs providing ample shielding from the main road and with side passage entrance allowing access into the rear garden. The rear garden is split into two zones with the side garden being a good size and mainly laid to lawn and surrounded with mature shrubs. An ideal area for children's play equipment or possibly one's vegetable garden. The formal rear garden makes for an ideal entertaining space, almost an extension of the kitchen and dining accommodation. With a large decked area and views over a boundary wall that has been trendily painted with a mural.



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Leaving the town centre of Solihull via Church Hill Road turn left into Rectory Road and turn immediately right into the gated entrance just prior to the start of Ladbrook Road

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**2 Ladbrook Road Solihull
Solihull B91 3RN**

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	