



- Impressive Family Home
- Five Good Sized Bedrooms
- Excellent Location
- Viewings Essential

56 Luddington Road, Solihull, B92 9QH

IMMACULATELY PRESENTED detached family home WHICH MUST BE VIEWED. The property is ideally located for Elmdon Coppice Nature Reserve, Jaguar Land Rover, Solihull town centre with its fantastic amenities to include the renowned Touchwood Shopping Court, the Midlands motorway network and Birmingham International Airport.





## Property Description

### DETAILS

Situated in a popular area of Solihull, this impressive family home simply must be viewed to appreciate the accommodation on offer which in brief affords porch, entrance hallway with guest cloakroom, dual aspect lounge/dining room with patio doors opening out to the rear patio, fitted breakfast kitchen and to complete the ground floor accommodation is a large family room with door leading to the patio.

To the first floor there are five good sized bedrooms, two of which benefit from en-suite facilities with the remainder sharing the modern family bathroom. Four of the bedrooms also benefit from fitted wardrobes with one room having a walk in wardrobe.

### OUTSIDE

The property benefits from a large driveway allowing the parking of several vehicles, a lawned fore garden and a double garage with access into the hallway.

Whilst to the rear there is a private mainly laid to lawn garden with patio area.







## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).

## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

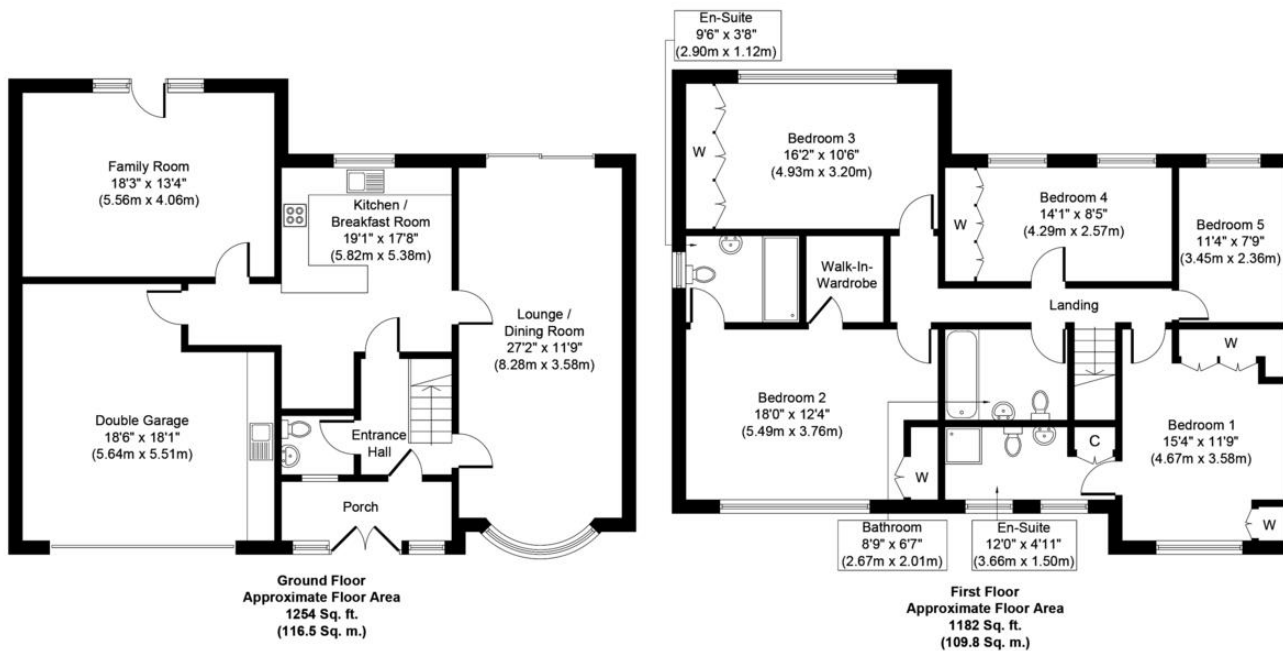
## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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