

AP MORGAN



Luddington Road, Solihull, West
Asking Price £750,000

Features:

- Expansive, six-bedroom detached home
- Fitted Kitchen/Breakfast Room
- Spacious Lounge with bay window
- Two further Reception Rooms, Utility Room & WC
- Bedroom one with Dressing Room & Ensuite
- Five double bedrooms
- Modern bathroom with skylight window
- Generous and versatile garden
- Double Garage & driveway parking for multiple vehicles

Description:

A very well-presented, executive, six-bedroom detached family home in a cul-de-sac in Solihull. Boasting a substantial plot, five double bedrooms, well-fitted kitchen, a versatile ground floor living space, an ample driveway and a double garage.

To the front of the property is a tarmac-laid driveway providing ample off-road parking for multiple vehicles, forward access to the double garage, a garden space laid to lawn along with side-gated access to the rear.

The ground floor of the accommodation presents: A generous entrance hallway with access to a WC, a lounge with a feature bay window and fireplace, along with a generous kitchen/dining room with integrated appliances; a sink, gas hob/convection oven, space for freestanding appliances, as well as access to a utility room with plumbing/space for freestanding appliances. The ground floor also gives access to two further, ample reception rooms, both with glazed sliding doors to the rear.

The first-floor landing establishes: Bedroom one, a generous double with integral wardrobes, a dressing room and ensuite shower room, four further, similarly well-proportioned double bedrooms, and bedroom six, is a comfortable single. The family bathroom provides a generous corner bath, separated shower, wash basin, bidet and WC.

To the rear is a private and versatile garden with an initial, paved patio and a central space laid a well-maintained lawn, with mature planted/fenced boundaries and side access to the front of the house and to the double garage.



Situated roughly 140m from Elmdon Coppice Recreation Ground, 378m from Coppice Academy and ~1.8 miles from the centre of Solihull, offering an assortment of amenities including the Touchwood Shopping Centre, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M6 and M42 motorways are easily accessible.

Details:

Entrance Hall

Kitchen/Breakfast Room 16'10" x 12'3" (5.13m x 3.73m) Both max

Lounge 16'4" x 11'8" (4.98m x 3.56m)

Family Room 15' x 14'6" (4.57m x 4.42m)

Reception Room Two 8'7" x 14'1" (2.62m x 4.3m)

Utility Room 5'7" x 6' (1.7m x 1.83m)

WC 4'4" x 6' (1.32m x 1.83m)

Landing

Bedroom one 13' x 11'9" (3.96m x 3.58m)

Dressing Room 6'4" x 6'2" (1.93m x 1.88m) Both max (into wardrobe)

Ensuite 6'4" x 6'1" (1.93m x 1.85m)

Bedroom two 10'8" x 14'4" (3.25m x 4.37m)

Bedroom three 10'6" x 14'5" (3.2m x 4.4m) Both max

Bedroom four 15'6" x 9' (4.72m x 2.74m) Both max

Bedroom five 12' x 7'10" (3.66m x 2.4m)

Bedroom six 8'11" x 6'9" (2.72m x 2.06m)

Bathroom 8'3" x 11' (2.51m x 3.35m)

Double Garage 20'6" x 14'8" (6.25m x 4.47m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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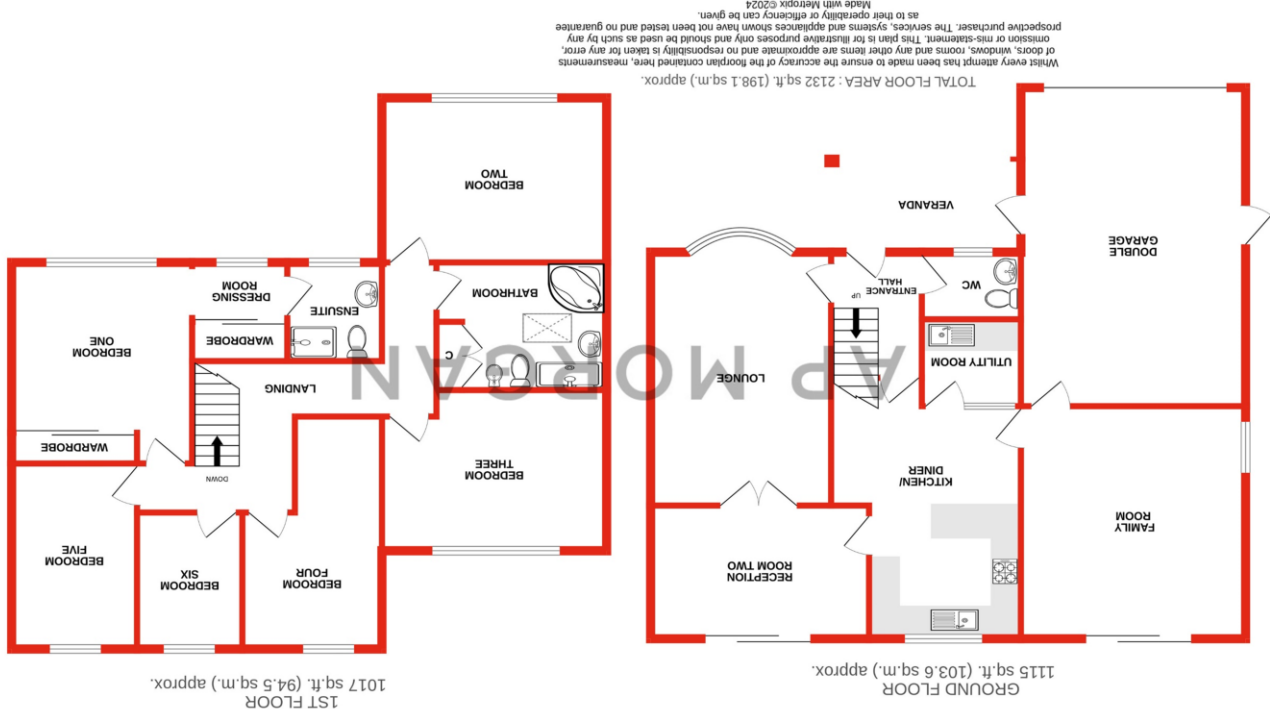
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