

68 Ludford Road, Birmingham, B32 3PQ



This floor plan is for illustrative purposes only and is not drawn to scale. While every effort has been made to ensure accuracy, all measurements, floor areas (including total area, openings, and orientation) are approximate. No details are guaranteed and should not be relied upon for any purpose. They do not form part of any contract or agreement. No liability is accepted for any error, omission, or misstatement. Interested parties must rely on their own inspections.



## 68 Ludford Road, Birmingham



**Hicks Hadley**

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**\*\*OFFERING NO UPWARD CHAIN\*\***

Hicks Hadley are delighted to welcome to the market this well-presented three-bedroom semi-detached family home, ideally positioned for a wide range of local amenities and within walking distance of both primary and secondary schools. Located in the popular Bartley Green area, the property offers excellent transport links, including direct access to the motorway network, making it a superb choice for families and commuters alike. The accommodation briefly comprises a spacious through lounge/diner, a fitted kitchen, and a generous utility area. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from a boarded attic space, providing additional storage or potential for future use (subject to regulations).

**Hicks Hadley**

**Offers In The Region Of £239,000 - Freehold**



**Porch 6'7"x 2'11" (2.03x 0.90)**  
Double glazing throughout.

**Entrance Hallway 6'0" x 11'6" (1.85 x 3.51 )**  
Storage cupboard fitted along with under stairs storage space too, radiator fitted to the inside elevation.

**Lounge/Dining room 10'11"x 22'4" (3.33x 6.82 )**  
Dual aspect lounge and dining space allowing much natural sunlight through, radiator fitted to the front and rear elevation, electric fire place with feature surround, eight spotlight style lighting fitted.

**Kitchen 7'6"x 22'4" (2.31x 6.82)**  
Double glazed window fitted to the rear elevation, One and half bowl sink fitted with mixer tap and waste disposal system with in the drain, eight spot light style lighting fitted, partially tiled walls, appliance space for dishwasher and American fridge freezer, integrated oven and microwave wall mounted, Ample unit space available, four ring gas hob fitted.

**Utility space 4'5" x 17'1" (1.37 x 5.23)**  
Partially glazed door to the front elevation along with a access door to the rear garden, ample unit space available and appliance space along with plumbing for a potential ground floor W.C, combi boiler wall mounted.

**Landing 6'0"x 9'1" (1.83x 2.79)**  
Privacy glazed window fitted to the side elevation, Loft access above which is boarded with access ladder too.

**Bedroom one 11'0" x 9'7" (3.36 x 2.93 )**  
Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation, fitted deep wardrobe space.

**Bedroom two 9'8"x 7'3" (2.95x 2.21 )**  
Double glazed window fitted to the front elevation, radiator fitted to the front elevation.

**Bedroom three 7'4" x 10'2" (2.24 x 3.11)**  
Double glazed window fitted to the front elevation, Radiator fitted to the front elevation.



**Family Bathroom**  
Dual aspect double glazed privacy glass windows fitted to the rear and the side elevation, Chrome towel radiator fitted to the inside elevation, low flush w.c and sink with vanity unit beneath and mixer tap fitted, spot light style lighting fitted, partially tiled walls, bath tub fitted with jacuzzi feature and thermostatic shower above.

**Attic 17'4"x 9'8" (5.29x 2.96)**

**External**  
To the front of the property sits a large block paved driveway with privacy hedge around and gate fitted, To the rear of the property sits a very low maintenance slabbed area a steps to a decking space.

**Agent Notes**



All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :C

Tenure Information :FREEHOLD

Any other Material Facts :Concrete Foundation, block and tiled roof. All information has been provided by the vendor, Please confirm details with a chosen solicitor.

