



7 Ludstone Road

Weoley Castle, Birmingham, B29 5UA

Offers In The Region Of £195,000



NO UPWARD CHAIN – FANTASTIC CORNER PLOT WITH WONDERFUL ELEVATED VIEWS - Occupying a superb corner position overlooking the green, this two double bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. The property is set back from the road with off-road parking to the front and is accessed via a useful entrance porch leading into the hallway. To the front of the property is a bright and spacious living room, while to the rear the breakfast kitchen opens into a generous conservatory, creating additional living space and providing direct access to the garden. Upstairs the property offers two well-proportioned double bedrooms, both enjoying pleasant elevated views across the surrounding area, along with a first-floor family bathroom. Externally, the property benefits from a fantastic corner plot with gardens to the front, side and rear, offering excellent potential for landscaping or future extension (subject to the usual permissions).

The property is conveniently located within easy reach of the Queen Elizabeth Hospital, University of Birmingham and Newman University, making it ideal for both first-time buyers and investors. Weoley Castle Square provides a variety of shops, supermarkets and local amenities, while excellent transport links give access to Selly Oak, Harborne, Birmingham City Centre and beyond. Selly Oak Train Station is approximately 1.5 miles away.



Approach

This excellent two bedroom semi-detached home is approached via a brick paved driveway providing off-road parking. Steps with low level walls lead to the front garden area with lawns and decorative flowerbeds. Further steps with trellis fencing lead to a decked seating area, ideal for outside entertaining, which wraps around to the side and rear garden. To the rear is a patio area with hardstanding for a garden shed, enclosed by low level brick walls. Steps from the front garden lead up to a double glazed front entry door opening into:

Entrance Porch

With double glazed door providing access to the rear garden, tiled flooring, ceiling light point and hardwood door opening into:

Entrance Hallway

With wall mounted Baxi combination boiler, central heating radiator, in-built meter cupboard, stairs rising to the first floor landing and glazed internal door opening into:

Living Room

15'02" x 10'09" (4.62m x 3.28m)

A bright dual aspect living room with aluminium framed double glazed windows to the front and side, providing excellent natural light. With ceiling light point and fan, additional wall light points, laminate flooring and central heating radiator.

Breakfast Kitchen

13'09" max x 14'10" max (4.19m max x 4.52m max)

A generous breakfast kitchen fitted with a range of matching hardwood wall and base units with roll-edge work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap.

With oven and four ring gas hob with extractor over, tiled flooring, tiling to splashbacks, central heating radiator, under-stairs storage area, cornice to ceiling and two windows overlooking the conservatory. A glazed door opens into:

Conservatory

13'06" x 7'08" (4.11m x 2.34m)

With wooden framed double glazed windows overlooking the garden, sliding patio doors opening onto the decking area, central heating radiator and ceiling light points.

First Floor Accommodation

From the landing, stairs with balustrade rise to the first floor landing with ceiling light point, loft access and central heating radiator. Doors lead to:

Dual Aspect Bedroom One

15' x 10'05" (4.57m x 3.18m)

A spacious dual aspect double bedroom with aluminium framed double glazed windows to the front and side, enjoying excellent elevated views across the surrounding area. With laminate flooring, ceiling light point with fan and central heating radiator.

Dual Aspect Bedroom Two

13'10" x 8'01" max (4.22m x 2.46m max)

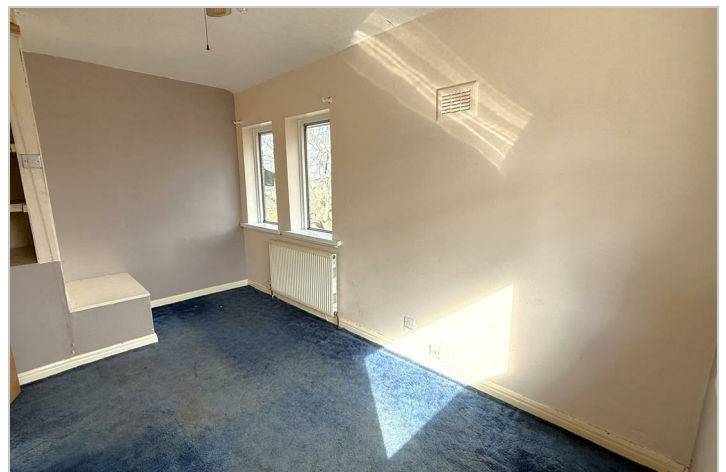
Another dual aspect bedroom with aluminium framed double glazed windows to the rear and side, again enjoying elevated views. With central heating radiator, ceiling light point with fan and useful in-built storage shelving over the stairs.

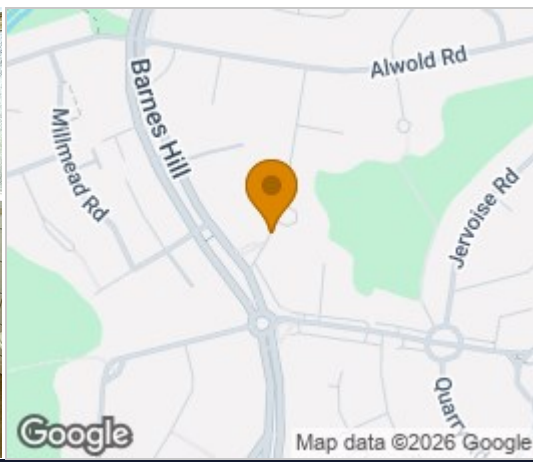
Bathroom

6'11" x 8'07" (2.11m x 2.62m)

Fitted with a four piece bathroom suite comprising corner entry shower with electric shower over,

corner bath with hot and cold taps, pedestal wash hand basin and low flush WC. With frosted double glazed window to the rear, tiling to walls and splashbacks, laminate flooring, ceiling light point and central heating radiator.





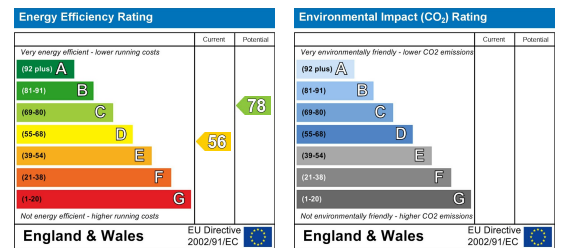
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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