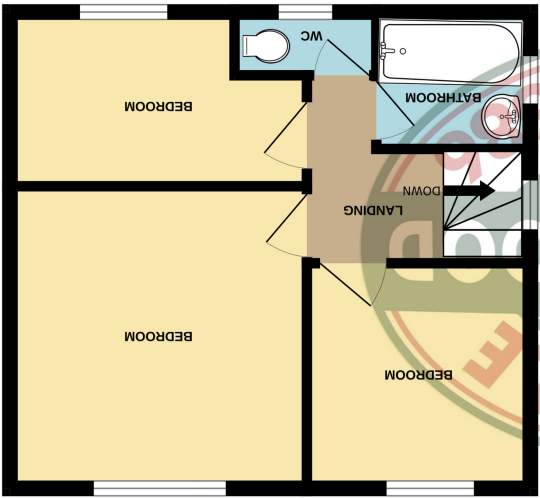


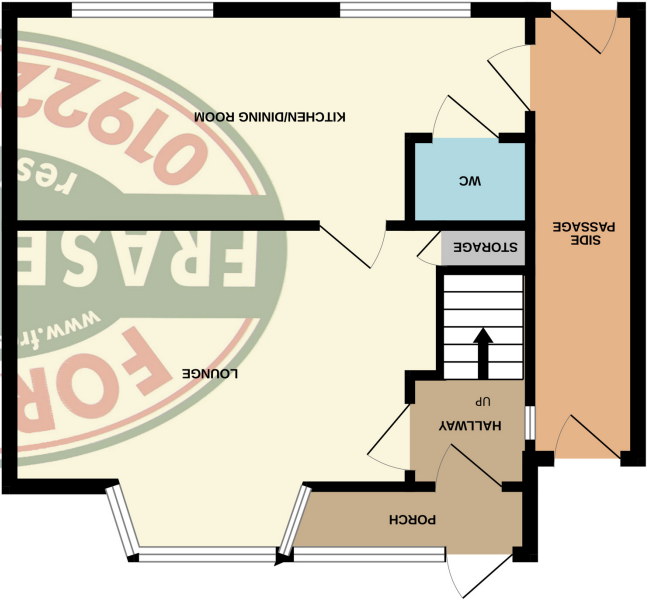


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view the property.

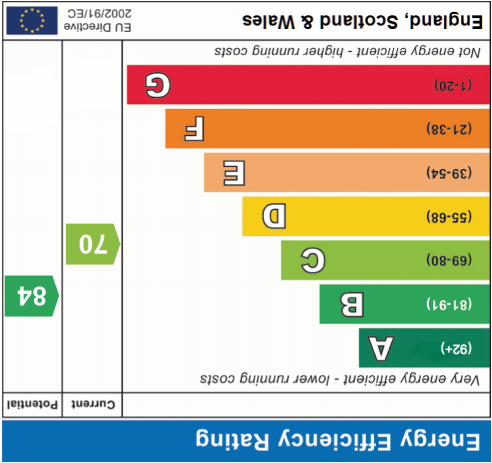
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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1ST FLOOR



GROUND FLOOR



150 Ladbury Road, Walsall, WS5 4EY

OFFERS OVER £230,000





LADBURY ROAD WALSALL WS5 4EY

Well Presented 3 Bedroom Semi Detached conveniently situated in this popular residential area, being well served by local amenities including schools for children of all ages, shopping facilities and public transport services to neighbouring areas.

PORCH

Having upvc entrance door, upvc double glazed windows and wall light point,

RECEPTION HALL

Having upvc entrance door, ceiling light point, wooden flooring, upvc double glazed window to side and stairs off to first floor.

LOUNGE

3.78m x 4.98m (12' 5" x 16' 4") Having upvc double glazed angular bay window to front, ceiling light point, radiator, wooden flooring and built in store cupboard.

KITCHEN / DINING ROOM

2.93m x 5.98m (9' 7" x 19' 7") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, pin spot lighting, radiator, wooden flooring and two upvc double glazed windows to rear.

WC

Having low level WC, wash hand basin and ceiling light point.

SIDE PASSAGE

Having upvc door to front, plumbing for automatic washing machine and door to rear garden.



FIRST FLOOR LANDING

Having upvc double glazed window to side, ceiling light point and loft hatch.

BEDROOM ONE

3.36m x 3.50m (11' 0" x 11' 6") Having upvc double glazed window to front, ceiling light point, radiator and wooden flooring.

BEDROOM TWO

2.00m x 3.36m (6' 7" x 11' 0") Having upvc double glazed window to rear, ceiling light point radiator and wooden flooring.

BEDROOM THREE

2.43m x 2.58m (8' 0" x 8' 6") Having upvc double glazed window to front, ceiling light point, radiator and wooden flooring.

BATHROOM

White suite comprising: P shaped bath with fitted shower unit and glazed screen, wash hand basin with vanity unit under, fully tiled walls, ceiling light point, heated towel rail and upvc double glazed window to side.

SEPARATE WC

Having low level WC, wash hand basin, ceiling light point and upvc double glazed window to rear.

OUTSDIE

FRONT

Having driveway providing off road parking, lawn, variety of tress and bushes and pathway to front door.



REAR GARDEN

Having enclosed rear garden with timber fencing surround, paved patio area, lawn timber garden shed and cold water tap.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/19/08/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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