



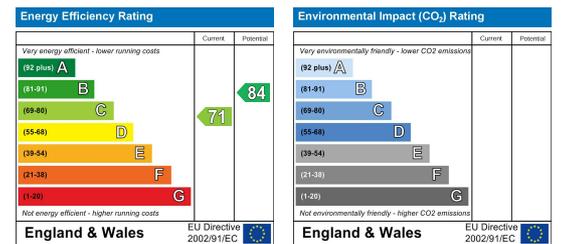
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- FULLY MANAGED BY LV PROPERTY
- CLOSE TO CITY CENTRE
- GARAGE
- TWO BATHROOMS
- DRIVEWAY PARKING

LV PROPERTY is delighted to present this spacious three-storey house in Ladywood, ideally situated close to excellent transport links, primary and secondary schools, doctors, shops, and supermarkets — making it a fantastic choice for families.

The ground floor boasts a large fitted kitchen/diner that opens out to a secure rear garden, perfect for family meals and entertaining, along with a convenient guest W/C.

On the first floor, you'll find a generous living room offering plenty of space to relax, along with a well-sized bedroom.

The third floor features a family bathroom and two further bedrooms, providing ample accommodation for all.

Additional benefits include front and rear gardens, off-road parking, and a full-size garage. The property comes part-furnished, and viewings are highly recommended.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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