





LOCATION

The property occupies a pleasant position within this popular, sought after location and is handy for local shopping facilities, schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West at the island into Stoney Lane which continues into Ridgacre Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented and considerably improved, 3 bedroomed traditional style semi detached home in popular location, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, enlarged and re-fitted kitchen (with integral oven/hob), utility. First floor provides 3 bedrooms and bathroom. Outside is a garage and pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating E.

Porch

Single glazed front door with side single glazed panel having leaded detailing leading to :-

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Through Lounge/Dining Area

Comprising :-

Lounge Area 12' 11" x 11' 0" (max) (3.93m x 3.35m)

Radiator, coving, double opening doors to the rear garden and opening through to :-

Dining Area 13' 0" (into bay) x 12' 0" (max) (3.96m x 3.65m)

Double glazed bay window to the front, radiator and coving.

Enlarged and Fitted Kitchen 14' 4" (max) x 9' 7" (max) (4.37m x 2.92m)

Double glazed window to the rear, 2 radiators, range of base and wall mounted units, rolled top work surface areas and concealed lighting, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, central heating boiler, complimentary tiling to the walls, useful understairs storage cupboard, door to the Garage and further door leads to :-

Utility 7' 10" x 6' 2" (2.39m x 1.88m)

Double glazed window to the rear, single drainer sink having mixer tap, wall cupboards, double glazed door to the rear garden.



First Floor Landing

Loft access and doors off to all First Floor Accommodation

Bedroom One 13' 5" (into bay) x 11' 0" (to back of wardrobe) (4.09m x 3.35m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 12' 11" x 11' 0" (to back of wardrobe) (3.93m x 3.35m)

Double glazed window to the rear with pleasant outlook, radiator, and built in wardrobes with hanging rail and storage.

Bedroom Three 7' 6" x 6' 11" (2.28m x 2.11m)

Double glazed window to the front and radiator.

Bathroom 6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to the rear, heated towel rail, and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage 15' 1" x 8' 4" (4.59m x 2.54m)

Up and over door.

Rear Garden

Pleasant good sized rear garden with patio, shaped lawn, pathway, and further garden area at the rear with good sized store.

Property Related Services

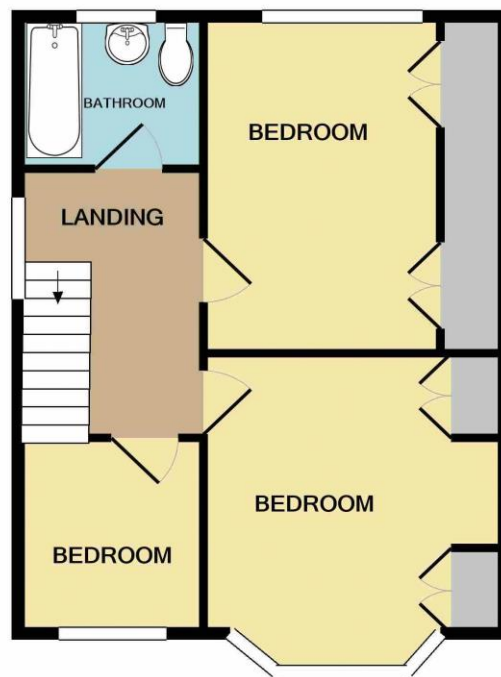
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Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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