



humberstones
homes

408 RIDGACRE ROAD WEST, QUINTON, BIRMINGHAM , B32 1AS

£240,000





LOCATION

Ridgacre Road West is a popular residential road set within the popular Quinton location, close to it's borders with Halseowen, and is handy for local shopping facilities (including large Asda store), and Hagley Road West is just a short distance away which has direct bus routes into Birmingham City Centre. The property can be located turning off Hagley Road West into High Street, at the T junction turn left into Ridgacre Road West and the property is situated a distance along on the right hand side.

DESCRIPTION

This spacious and extended 3 bedroomed traditional style semi detached family home is situated within the popular Quinton location, and offers we ll presented living accommodation throughout. Set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious lounge (folding doors to) Dining room, breakfast area opening to extended and fitted kitchen. Sun lounge. First floor provides 3 bedrooms and bathroom. Outside is a pleasant good sized rear garden and garage at the rear. Double glazed and gas radiator heating. EPC rating D.

Porch

Single glazed front door leads to :-

Entrance Hall

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

Downstairs WC

Wash handbasin, wc and radiator.

Dining Room

Double glazed window to the front, radiator, feature fire surround with hearth, and folding doors lead through to :-

Lounge

Double glazed sliding patio door to Sun Lounge, radiator, coving, dado rail and attractive feature fire surround with hearth.

Extended and Fitted Breakfast Kitchen 25' 7"(max overall) x 9' 0"(max) (7.79m x 2.74m)

Comprising :-

Breakfast Area

Double glazed door to the side, radiator, and opening through to :-

Fitted Kitchen



Double glazed window to the rear, range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, integrated dishwasher, display cabinet, complimentary tiling to the walls and door leads to :-

Sun Lounge 12' 10"(max) x 7' 10"(at widest point) (3.91m x 2.39m)

Double glazed double opening doors onto the rear garden.

First Floor Landing

Double glazed window to the side, loft access and doors off to all first floor accommodation.

Bedroom One 15' 4"(into bay) x 10' 3"(max) (4.67m x 3.12m)

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

Bedroom Two 13' 5"(max) x 10' 4"(max) (4.09m x 3.15m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 7" x 6' 1" (2.31m x 1.85m)

Double glazed window to the front. Radiator.

Bathroom 10' 5"(max) x 6' 1"(max) (3.17m x 1.85m)

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls. Storage cupboard housing the central heating boiler.

Outside

Front

Drive providing off road parking, and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, pathway and rear access gate.

Garage 16' 10" x 8' 8" (5.13m x 2.64m)

At the rear of the garden with up and over door, accessed via shared and gated rear access

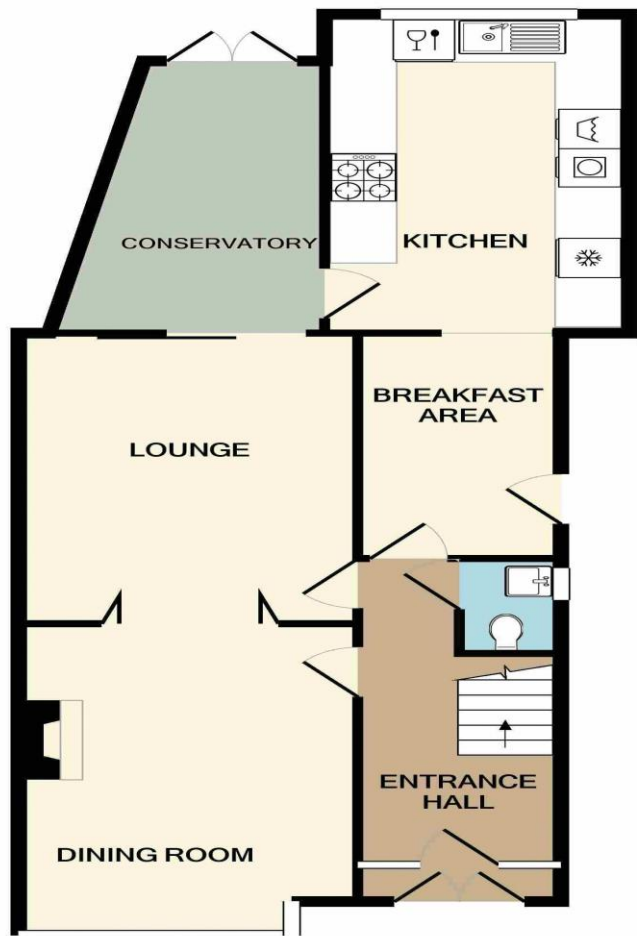
Tenure

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.

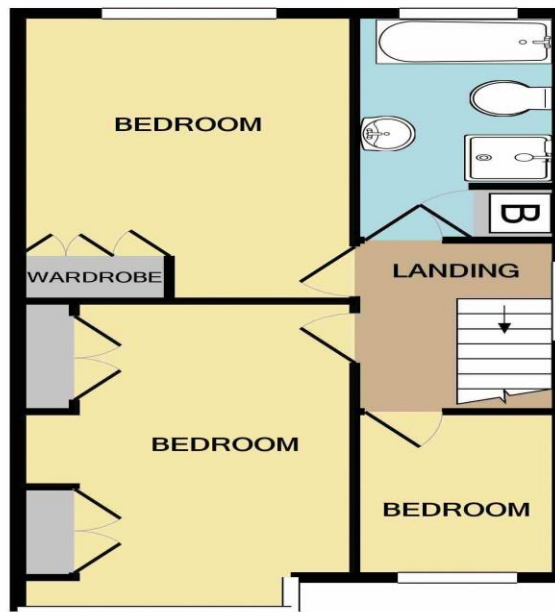
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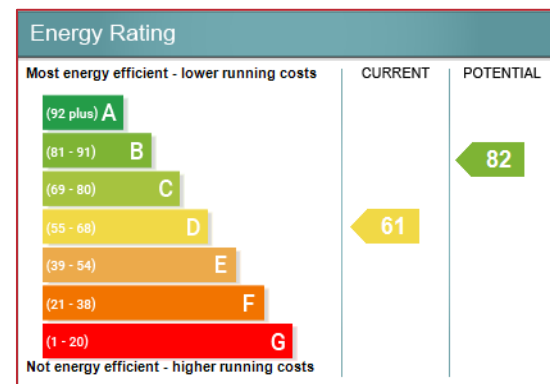


GROUND FLOOR



1ST FLOOR

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