



humberstones
homes

128 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 2SU

£250,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting into Harborne, Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road into Wolverhampton Road South, at the island turn right 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 very spacious, extended and thoughtfully improved 3 bedroomed traditional style semi detached home is set within this popular location and offers well 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, spacious through lounge/dining area, extended and fitted breakfast kitchen, downstairs wc, and useful side storage area. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant, good sized rear garden. DOUBLE GLAZING AND GAS RADIATOR HEATING. EPC rating D.

Porch

Single glazed door with leaded detailing leads to :-

Entrance Hall

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

Through Lounge/Dining Area 27' 0" (max overall and into bay) x 11' 0" (max) (8.22m x 3.35m)

Double glazed bay window to the front, 2 radiators, inset feature living flame gas fire, and double opening doors lead through to :-

Extended, Fitted Breakfast Kitchen (L-shaped) 19' 6" (max) x 18' 2" (max) (5.94m x 5.53m)

Double glazed window to the rear, radiator, 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 and microwave, 5 ring gas hob and cooker hood above, return door to the Hall, double glazed sliding patio door to the rear garden, door to side store and folding door leads to :-

Downstairs WC

Having low level flush WC

Side Store

Useful storage area with door to the front.

First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

Bedroom One 14' 0" (into bay) x 10' 1" (max) (4.26m x 3.07m)

Double glazed bay window to the front, radiator and fitted wardrobe.

Bedroom Two 12' 11" x 10' 0" (to back of wardrobe) (3.93m x 3.05m)

Double glazed window to the rear, radiator, and fitted wardrobes with hanging rail and storage

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to the front and radiator.

Re-Fitted Bathroom 8' 9" x 6' 10" (2.66m x 2.08m)

Double glazed window to the rear, radiator, and suite comprising :- Bath, wash handbasin, wc, and shower cubicle having screened door and shower.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

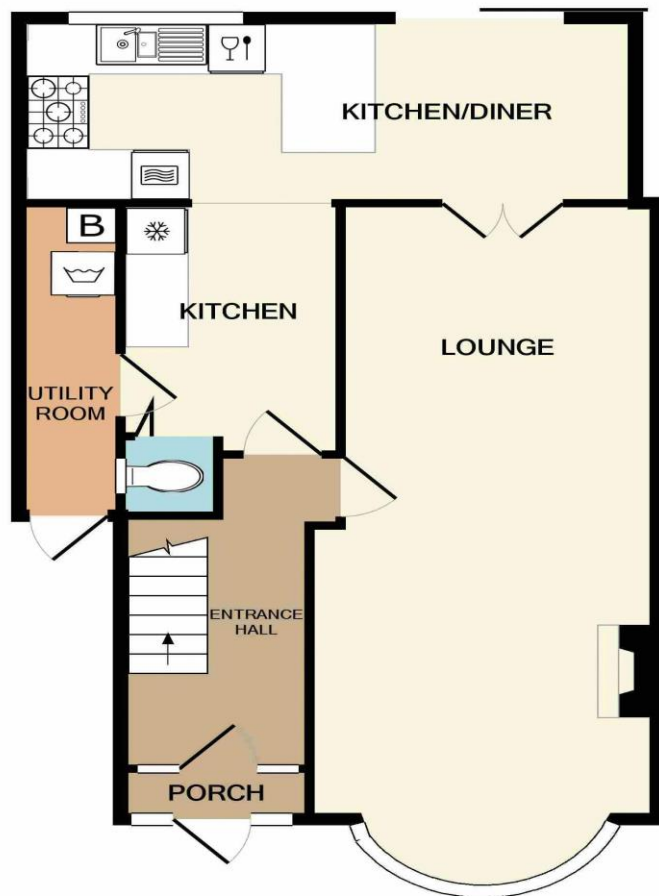
Pleasant good sized rear garden with decking area, lawn, shrubbed border, pathway, additional patio area at the rear, rear access gate and useful store/summer house at the rear with power.

Property Related Services

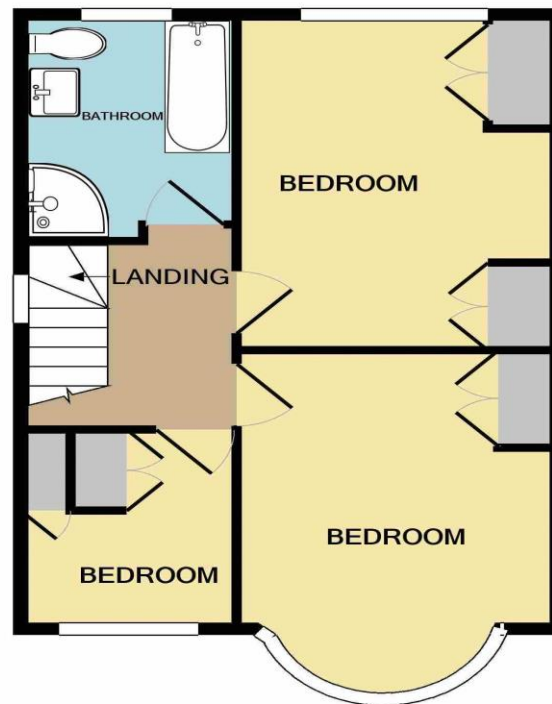
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

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
Made with Metropix ©2020

