



**humberstones**  
homes

220 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1JR

**£280,000**







#### LOCATION

Occupying a pleasant position within this popular neighbourhood, the property is handy for local shopping facilities (including Tesco supermarket), amenities, bus route and school, and provides access into Birmingham City Centre and further to the surrounding area. The property can be located turning off Hagley Road into Clive Road, continue straight on at the island into Worlds End Lane, and right at the next island into Ridgacre Road, where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

#### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious, improved and considerably extended 5 bedroom semi detached home in the Popular Quinton location, offering flexible living accommodation, and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area, conservatory and kitchen. First Floor providing 3 bedrooms and bathroom, and second floor loft conversion offering 2 further double bedrooms. Outside is a foregarden and pleasant rear garden. 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,

**Through Lounge/Dining Area 28' 5" (max overall and into bay) x 10' 0" (max) (8.65m x 3.05m)**

Comprising :-

#### Lounge Area

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth. Opening through to :-

#### Dining Area

Radiator and double opening doors lead to :-

**Conservatory 11' 10" x 8' 0" (3.60m x 2.44m)**

Double glazed windows looking over the rear garden, radiator, and double glazed double opening doors to the garden.

**Kitchen 8' 9" x 5' 6" (2.66m x 1.68m)**

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, electric cooker point, and complimentary tiling to the walls

#### First Floor Landing

Double glazed window to the side, staircase rising to second floor/loft conversion.

**Bedroom One 13' 11" x 9' 11" (4.24m x 3.02m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 14' 0" (into bay) x 10' 0" (max) (4.26m x 3.05m)**

Double glazed bay window to the front and radiator.

**Bedroom Three/Box Room 6' 10" x 5' 8" (2.08m x 1.73m)**

Double glazed window to the front. Radiator.

**Bathroom 9' 0" x 5' 5" (2.74m x 1.65m)**

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

#### Second Floor/Loft Conversion

Doors off to :-

**Bedroom Four 14' 8" (max) x 8' 3" (max) (4.47m x 2.51m)**

Double glazed dormer window to the rear providing pleasant distant views of the surrounding area. Radiator.

**Bedroom Five 12' 0" (plus recess) x 8' 3" (max) (3.65m x 2.51m)**

Skylight to the front and radiator.

#### Outside

##### Front

Good sized foregarden leading to the accommodation

##### Rear Garden

Pleasant rear garden with patio and lawn area

#### Tenure

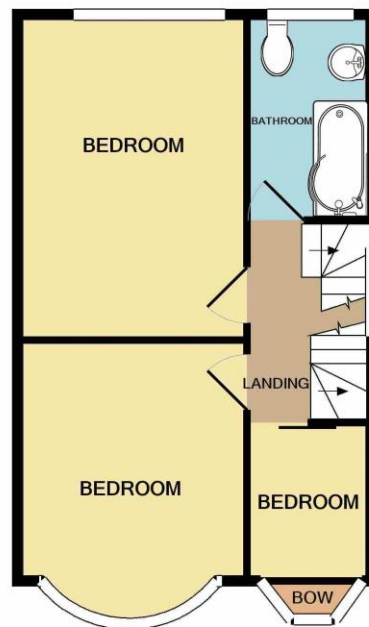
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### Property Related Services

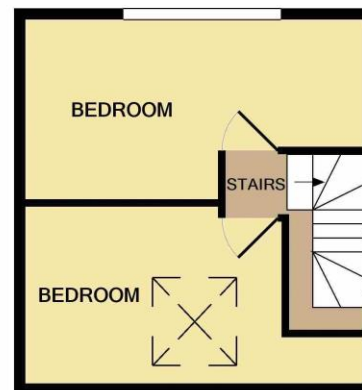
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GROUND FLOOR



1ST FLOOR



2ND 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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