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homes

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

£190,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities (including Asda store), amenities, cinema, gym, bus route and schools, whilst Hagley Road West is just a short distance away enabling direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Spies Lane into Ridgacre Road West, and is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN this is a good sized 3 bedroom end terrace home in popular location, handy for local shops, briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, kitchen, and spacious lounge with double doors to dining room. First floor provides 3 good sized bedrooms and bathroom. Outside is a pleasant rear garden and there is a Garage in separate block. Majority Double glazed and Gas Central Heating. EPC rating D.

Porch

Front door with side single glazed panel to :-

Entrance Hall

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

Lounge 17' 10" x 10' 4" (5.43m x 3.15m)

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

Dining Room 8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed patio door to the rear garden, radiator and archway leads through to :-

Kitchen 8' 4" x 7' 4" (2.54m x 2.23m)

Double glazed window to the rear, base unit, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls, double glazed door to the rear garden and return door to the Hall.



First Floor Landing

Loft access, built in store/airing cupboard and doors off to all First Floor Accommodation.

Bedroom One 14' 7"(plus recess) x 8' 11" (4.44m x 2.72m)

Double glazed window to the front and radiator.

Bedroom Two 9' 0"(plus recess) x 8' 11"(plus door recess) (2.74m x 2.72m)

Double glazed window to the rear. Radiator.

Bedroom Three 11' 5"(max) x 7' 5"(max) (3.48m x 2.26m)

Double glazed window to the front, radiator and built in storage cupboard.

Bathroom 7' 5" x 5' 8" (2.26m x 1.73m)

Double glazed window to the rear, radiator, bath, wash handbasin, wc, and complimentary tiling to the walls.

Front

Small foregarden with pathway leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, shrub border and side access gate.

Garage

In separate block.

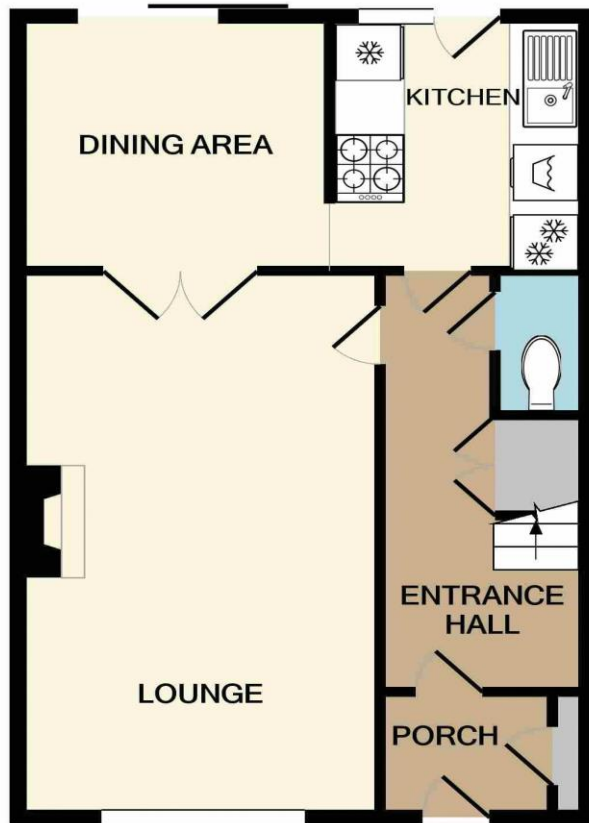
Tenure

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.

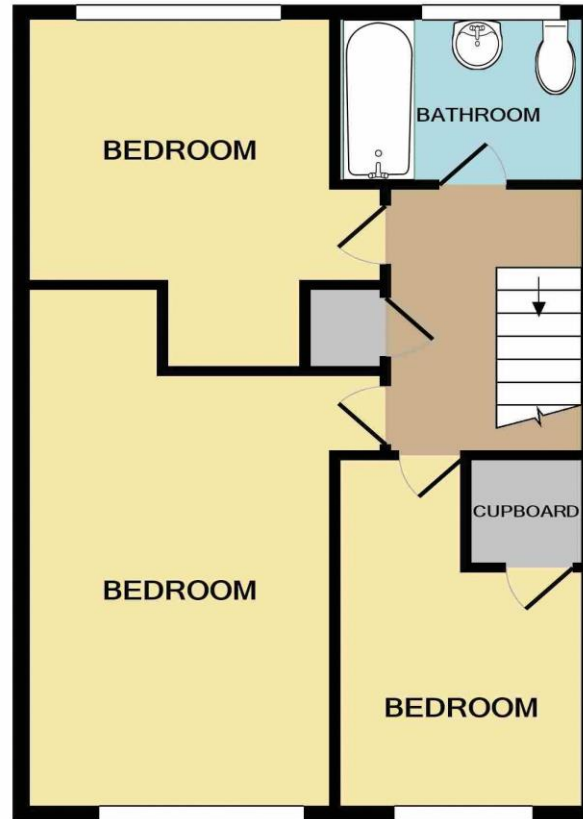
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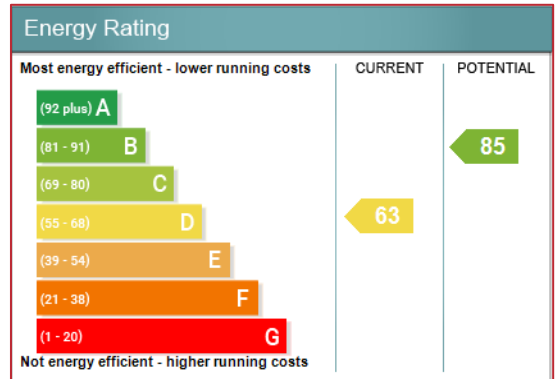


GROUND FLOOR



1ST FLOOR

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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