



**humberstones**  
homes

129 RIDGACRE LANE, QUINTON, BIRMINGHAM, B32 1PY

**£150,000**





### LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops, schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. The property can be located travelling along Ridgacre Road from the agents office and at the traffic lights turn right into Ridgacre Lane where the property can be found on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN. Set back from the road with elevated position this is a well proportioned two bedroomed terraced home in popular location which needs some updating and improvement. The accommodation briefly comprises on the ground floor of entrance hall, lounge, kitchen/diner with veranda off and store. At first floor level there is a landing, bathroom with separate wc and two double bedrooms. Externally there are gardens to the front and rear. The property benefits from UPVC double glazing an gas central heating. EPC Rating: D.

**Wooden door provides access to Entrance Hall**

### Entrance Porch

Having stairs to first floor landing, under stairs recess, meter cupboard, single panel radiator, ceiling light point and doors to lounge and kitchen/diner.

### Lounge 14' 8" x 11' 4" (4.47m x 3.45m)

Front Facing - Having feature surround, double panel radiator and ceiling light point.

### Kitchen/Diner 17' 9"Max x 10' 2"max (5.41m x 3.10m)

Rear Facing - Fitted with base units having inset sink unit, cooker recess, built in cupboards one with wall mounted gas central heating boiler, double panel radiator, two ceiling light points and door to rear veranda with access to side, rear garden and brick store.

### First Floor Landing

Having doors to bedrooms, bathroom, wc, store, access to loft space and ceiling light point.

### Bedroom One 16' 3" x 10' 8" (4.95m x 3.25m)

Having built in cupboards, double panel radiator and ceiling light point.

### Bedroom Two 11' 7" x 8' 10" (3.53m x 2.69m)

Rear Facing - Having built in cupboards, double panel radiator and ceiling light point.

### Bathroom

Rear Facing - Having paneled bath, pedestal wash hand basin, double panel radiator and ceiling light point.

### Separate WC

Rear Facing - Having wc and ceiling light point.

### Front Garden

Set back from the road behind hedge with lawned and paved frontage and shared side access to rear.

### Rear Garden

Paved with mature shrubs and bushes.

### Tenure

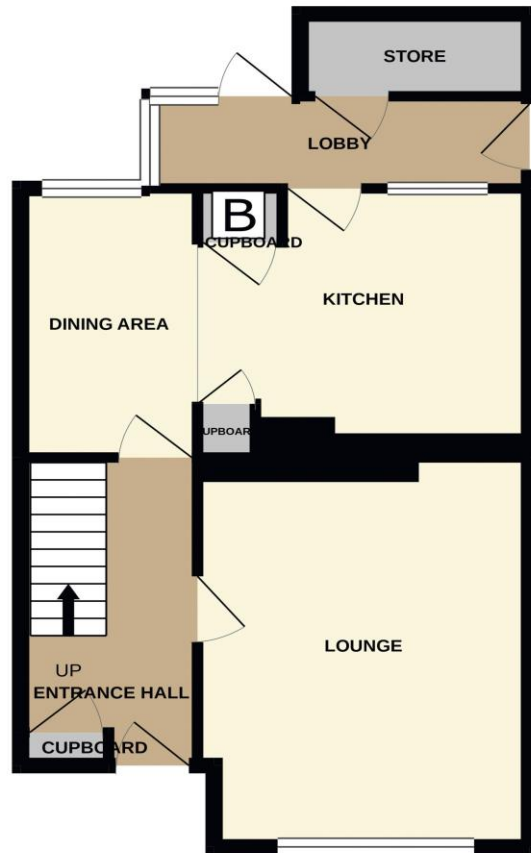
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### Property Related Services

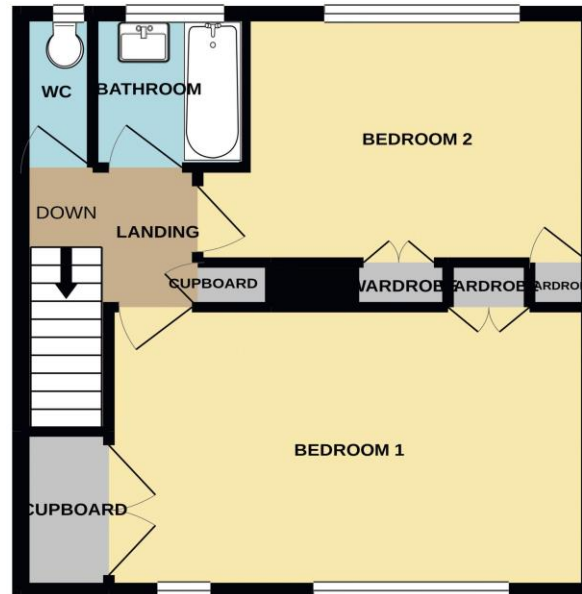
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



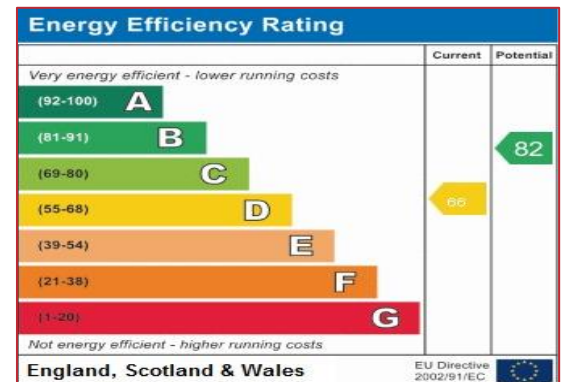
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2021



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



