



238 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1JR

£229,950

humberstones
homes

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 where the property will be located a distance along on the right hand side on the return carriageway, as indicated via the agents for sale board.

THE PROPERTY

Well presented extended semi-detached home having character features and set in a sought after tree lined road close to the Harborne border. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, dining room, separate lounge opening out to rear garden, extended breakfast kitchen and utility/side veranda. On the first floor is a landing, three bedrooms and shower room. To the front is a block paved driveway with off road parking. To the rear there is a delightful enclosed garden with private sunny aspect and double garage. The property benefits from majority UPVC double glazing and gas central heating. EPC Rating: E

Entrance Porch

Having glazed double doors leading to Entrance Porch

Entrance Porch

Having meter cupboards and glazed wooden paneled door with stained glass leaded light inserts leading to entrance hall.

Entrance Hall

Having laminate flooring, single panel radiator, stairs to first floor landing, wall light point, doors to dining room and lounge and entry to breakfast kitchen.

Dining Room 13' 8"max x 10' 0"max (4.16m x 3.05m)

Front Facing - Having feature chimney breast with recess, single panel radiator and ceiling light point.

Lounge 14' 0" x 10' 0"max (4.26m x 3.05m)

Rear Facing - Having feature fire surround with inset electric fire, single panel radiator, ceiling light point and double doors to rear garden.

Breakfast Kitchen 18' 1"max x 9' 0"max (5.51m x 2.74m)

Rear Facing - 'L' shaped and fitted with range of wall and base units with work surfaces over, inset sink, courtesy tiling, built in electric oven with induction hob over and chimney canopy above, integrated dishwasher, space for fridge freezer, wall mounted concealed combination gas central heating boiler, tiled and laminate flooring,

single panel radiator, breakfast bar, two ceiling light points and doors to rear garden and utility.

Utility/side Veranda

Having plumbing for washing machine, storage, two ceiling light points and door to bin store.

Bin store

Having two wall light points and door to front.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom One 14' 0" x 10' 0" (4.26m x 3.05m)

Rear Facing - Having single panel radiator and ceiling light point.

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

Front Facing - Having fitted wardrobes and cupboard into bay, single panel radiator and ceiling light point.

Bedroom Three 7' 6" x 5' 8" (2.28m x 1.73m)

Front Facing - Having single panel radiator and ceiling light point.

Shower Room

Rear Facing - Fitted with suite comprising double shower cubicle with mixer shower, low level wc, pedestal wash hand basin, heated towel rail, part tiling to walls, four recessed ceiling light points and extractor.

Frontage

Having block paved driveway providing off road parking and herbaceous borders.

Rear Garden

Delightful rear garden benefiting from private southerly aspect, having paved patio area and terrace with steps down to the remainder which is predominantly laid to lawn with further decked terrace to the far end and access to garage and gated service road beyond (currently overgrown and not accessible by car).

Double Garage 15' 4" x 19' 0" (4.67m x 5.79m)

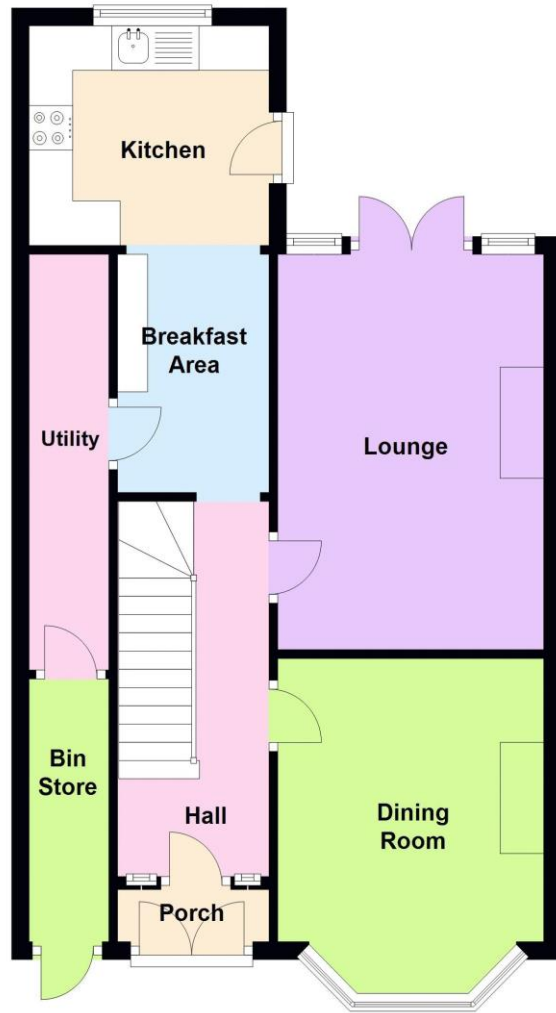
Having twin up and over doors, power and light.

Tenure

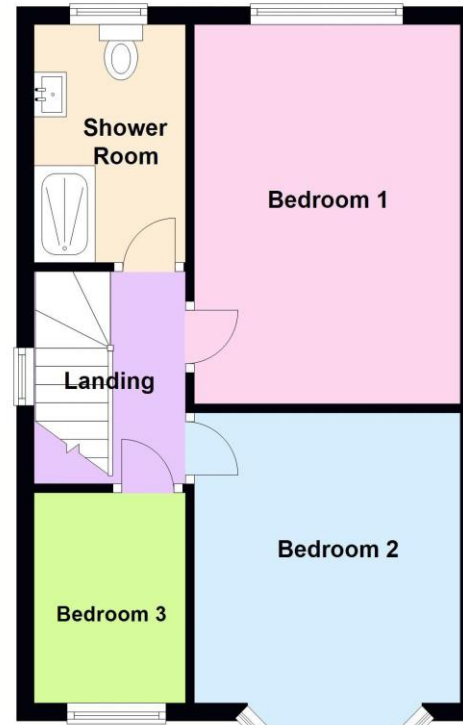
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92-100) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	54		53
	66		67

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.

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