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392 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1AP  
£249,950







### LOCATION

The property occupies a pleasant position, tucked away just off Ridgacre Road and is handy for local shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West at the island into Stoney Lane, which continues into Ridgacre Road where the property is located a short distance along on the right hand side.

### DESCRIPTION

This is a spacious and well presented 3 bedroomed end terrace family home occupying a pleasant position within this popular neighbourhood, set back behind a drive providing off road parking for several vehicles and briefly comprising the following accommodation :- On the ground floor is an entrance porch, spacious through lounge/dining area, conservatory, and fitted kitchen (with oven/hob). First floor provides 3 good sized bedrooms and re-fitted bathroom. Outside is a Garage and pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating F.

#### Entrance Porch

Door leads through to :-

**Through Lounge/Dining Area 25' 8" (max overall) x 11' 0" (max) (7.82m x 3.35m)**

Double glazed window to the front, 2 radiators, staircase rising to the first floor and door leads to :-

**Through Lounge/Dining Area 25' 8" x 11' 0" (7.82m x 3.35m)**

Double glazed window to the front, 2 radiators, staircase with handrail to the first floor, sliding door to Conservatory and further door leads to :-

**Fitted Kitchen 10' 2" x 8' 10" (3.10m x 2.69m)**

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, plumbing for washing machine, plumbing for dishwasher, complimentary tiling to the walls, and door leads through to :-



**Conservatory 16' 8" (max) x 10' 7" (max) (5.08m x 3.22m)**

Radiator, double glazed windows looking over the rear garden, and double glazed double opening doors onto the rear garden.

#### First Floor Landing

Radiator, built in storage cupboard, loft access and doors off to all First Floor Accommodation.

**Bedroom One 14' 5" (into recess) x 10' 11" (4.39m x 3.32m)**

Double glazed window to the front, radiator.

**Bedroom Two 11' 1" (into recess) x 10' 10" (max) (3.38m x 3.30m)**

Double glazed window to the rear providing pleasant outlook, radiator and built in store/airing cupboard.

**Bedroom Three 9' 10" x 7' 9" (2.99m x 2.36m)**

Double glazed window to the front, and radiator.

**Re-Fitted Bathroom 8' 2" x 5' 4" (2.49m x 1.62m)**

2 Double glazed windows to the rear, heated towel rail and attractive suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

#### Outside

##### Front

Drive providing off road parking for several vehicles and leading to the accommodation.

**Garage 16' 6" x 7' 9" (5.03m x 2.36m)**

Double opening doors to the front, and central heating boiler.

##### Rear Garden

Pleasant good sized rear garden with sunny aspect providing patio, lawn area, shed and greenhouse and further garden area at the rear.

#### 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.

The floor plan shows a property with the following areas:

- Conservatory** (Purple): Located at the top of the plan.
- Kitchen** (Green): Located to the right of the Lounge/Dining Area, featuring a sink, stove, and refrigerator.
- Lounge/Dining Area** (Pink): A large central area.
- Garage** (Blue): Located at the bottom right, with dimensions **13'1" x 7'6"**.
- Porch** (Orange): Located at the bottom left, featuring a door.

**Bedroom 2**

**Bathroom**

**Landing**

**Bedroom 1**

**Bedroom 3**



**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	36	
G	1-20		73

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

  

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	38	
G	1-20		74

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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