



humberstones
homes

399 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1QJ

£310,000





DESCRIPTION

Humberstones are delighted to offer for sale this very well presented and spacious 3 bedroom semi detached family home situated within a very popular and sought after part of Quinton which has many shopping facilities and amenities nearby (including large Asda and Tesco stores). Birmingham City Centre is easily accessible via nearby Hagley Road West. The property is set back from the road behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall, dining room, delightful lounge with double doors through to superb conservatory, re-fitted kitchen (having integral oven/hob and integrated fridge/freezer and dishwasher), utility and downstairs wc. First Floor provides 3 bedrooms and bathroom. Outside is a large, pleasant rear garden. Double glazed and Gas central heating. Council tax band C. EPC rating D.

Porch

Single glazed front door with side single glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the First Floor and doors off to :-

Dining Room 13' 0"(into bay) x 12' 0"(max) (3.96m x 3.65m)

Double glazed bay window to the front, radiator and feature fire surround.

Lounge 13' 0" x 11' 0"(max) (3.96m x 3.35m)

Radiator, feature fire surround with hearth housing inset coal effect fire. Double doors lead to :-

Conservatory 14' 5"(max) x 10' 6"(max) (4.39m x 3.20m)

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

Enlarged & Re-Fitted Kitchen 12' 0"(max) x 9' 8"(max) (3.65m x 2.94m)

2 Double glazed windows to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated dishwasher, integral fridge/freezer, central heating boiler, complimentary tiling to the walls, built in understorey, door to Utility and further door leads to :-

Rear Lobby

Double glazed door to the rear garden and door to :-

Downstairs WC

Wash handbasin and WC.

Utility 8' 0" x 6' 10" (2.44m x 2.08m)

Radiator, single drainer sink with mixer tap over and cupboard below, work surface area and door to :-

Store 8' 7" x 7' 11" (2.61m x 2.41m)

Door to the front.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 13' 6"(into bay) x 11' 1"(max) (4.11m x 3.38m)

Double glazed bay window to the front. Radiator.

Bedroom Two 12' 10" x 11' 0"(max) (3.91m x 3.35m)

Double glazed window to the rear with pleasant outlook. Radiator.

Bedroom Three 7' 8" x 7' 1" (2.34m x 2.16m)

Double glazed window to the rear and radiator.

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, wc and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Large, pleasant rear garden with patio and lawn area.

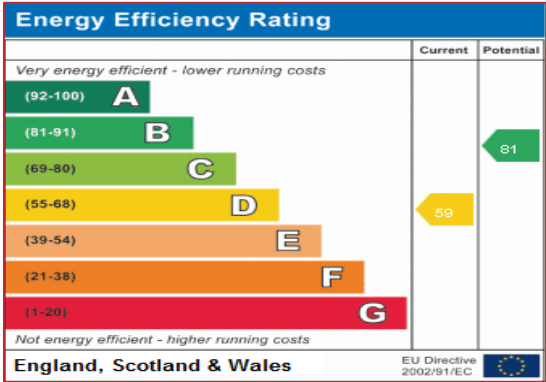
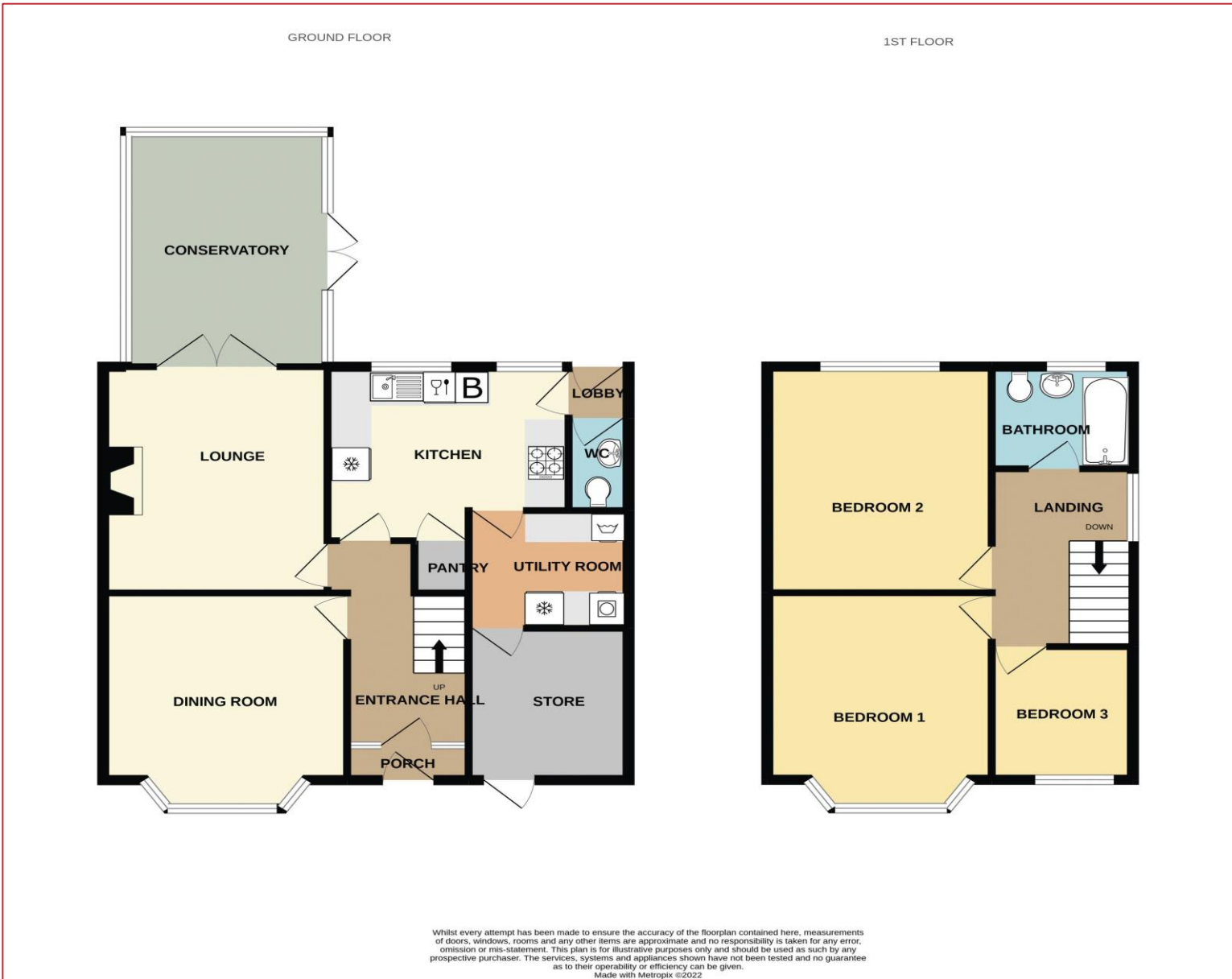
Tenure

The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to 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 £240 per transaction.





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



