



228 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1JR

£239,950

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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.

DESCRIPTION

This property has literally just been refurbished throughout internally and offers contemporary style accommodation which briefly comprises on the ground floor of entrance porch, entrance hall, lounge and stunning kitchen diner with integrated appliances which opens out to a decked rear terrace. At first floor level there is a landing, three bedrooms and delightful bathroom. Externally to the front there is a large block paved driveway and access to the side veranda providing useful storage. To the rear there is a well proportioned garden with sunny aspect. The property has no upward chain and benefits from gas central heating, upvc double glazing and has been rewired. EPC Rating: D

Part glazed composite door leads to entrance porch

Entrance Porch

Having laminate flooring, meter cupboards, ceiling light point and part glazed composite door to entrance hall.

Entrance Hall

Having laminate flooring, wall mounted designer radiator, stairs to first floor landing, recessed ceiling lights and doors to kitchen and lounge.

Lounge 16' 5" max x 9' 8" (5.00m x 2.94m)

Front Facing - Having laminate flooring, wall mounted designer radiator and ceiling light point.

Kitchen/Diner 15' 9" x 10' 11" max (4.80m x 3.32m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, electric hob with chimney canopy over, built in electric double oven, integrated dishwasher, fridge freezer and washing machine, designer radiator, laminate flooring, recessed ceiling lights, under stairs store, door to side veranda and double doors to decked rear terrace.

Side Veranda

Having doors to front and rear and housing wall mounted combination gas central heating boiler.

First Floor Landing

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

Bedroom One 14' 0" max x 9' 6" (4.26m x 2.89m)

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

Bedroom Two 13' 10" x 9' 6" (4.21m x 2.89m)

Rear Facing - Having single panel radiator and ceiling light point

Bedroom Three 7' 3" x 5' 8" (2.21m x 1.73m)

Front Facing - Having single panel radiator and ceiling light point

Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

Rear Facing - Having suite comprising, 'P' shaped bath with screen and mixer shower over, low level wc, wash hand basin set into vanity unit, laminate flooring part tiling to walls, heated towel rail, extractor and recessed ceiling lights.

Frontage

Set back from the road with block paved driveway providing off road parking.

Rear Garden

Good sized well established garden with southerly aspect, having decked patio and lawn.

Mortgages

Please be aware that as the property has been purchased within the last 6 months by our clients, only certain lenders will offer mortgages - Please contact us for further advice on this.

Tenure

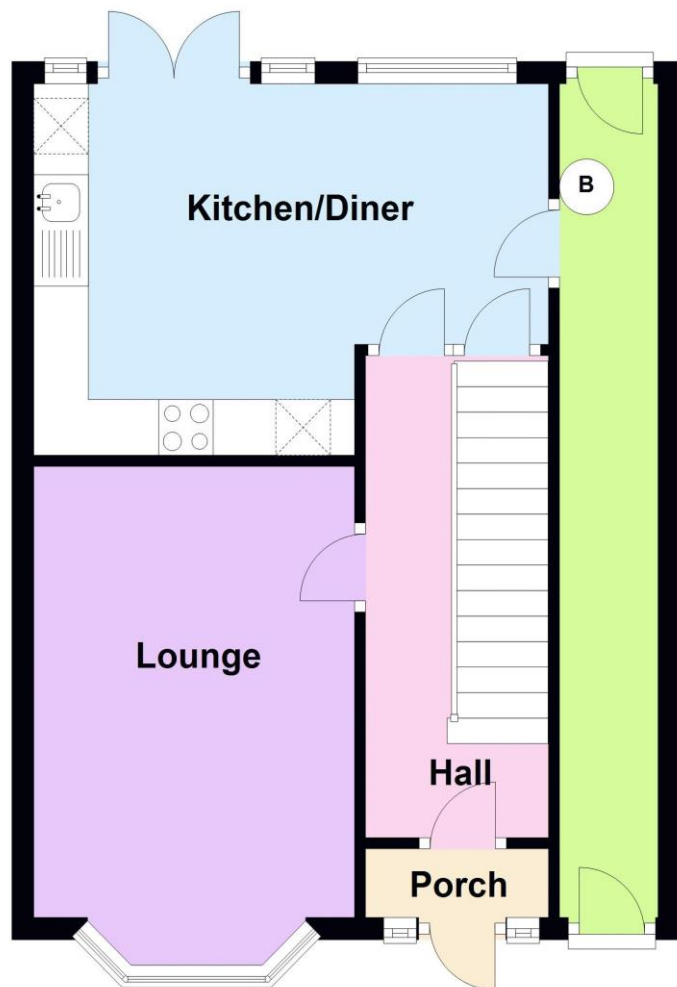
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

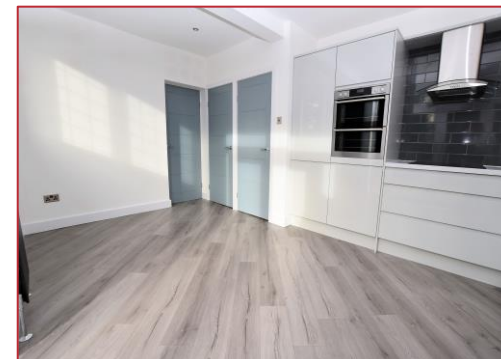
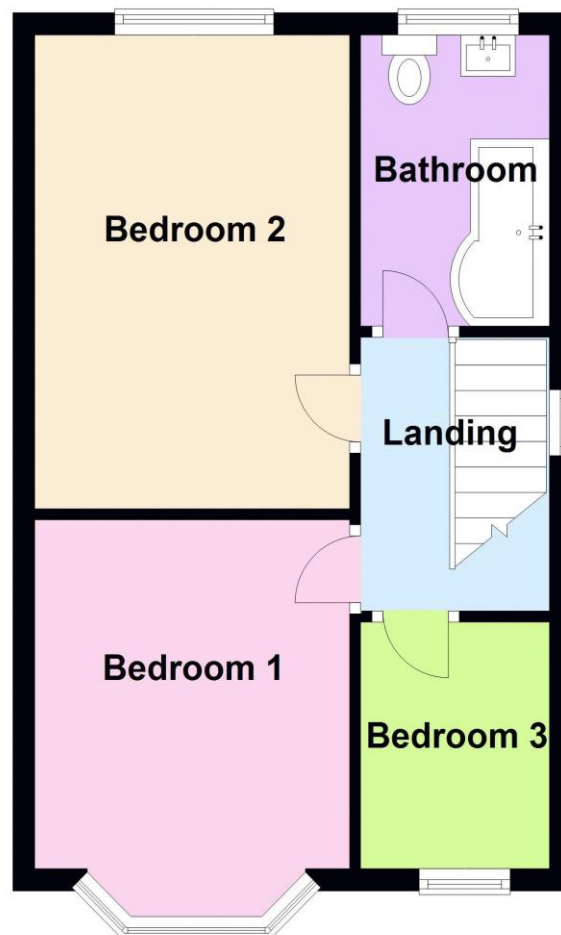
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Ground Floor



First Floor



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

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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