385 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1QJ

£290,000

humberstones homes

LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, amenities 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 Ridgacre Road, where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a large, considerably extended, 4 bedroomed semi detached family home set within this popular location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious, extended lounge, dining room, and extended, fitted breakfast kitchen. First floor provides 4 DOUBLE bedrooms and bathroom. Outside is a garage, and pleasant good sized rear garden. DG & GCH. EPC Rating: D.

Porch

Single glazed front door with leaded detailing leading through to :-

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to all ground floor accommodation.

Extended Lounge 19' 9''(up to patio door) x 10' 11''(max) (6.02m x 3.32m)

2 Radiators, dado rail, feature 'multi fuel style' fire, and double glazed sliding patio door onto the rear garden.

Dining Room 12' 10''(into bay) x 12' 0''(max) (3.91m x 3.65m)

Double glazed bay window to the front, and 2 radiators.

Extended Fitted Breakfast Kitchen 15' 9''(max) x 14' 9''(max) (4.80m x 4.49m)

Double glazed window to the rear, 2 radiators, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring 'Induction' electric hob and cooker hood above, central heating boiler, complimentary tiling to the walls, and double glazed door to the rear garden.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 11''(max) x 11' 0''(to back of wardrobe) (3.93m x 3.35m)

Double glazed window to the rear providing pleasant outlook, radiator, and fitted wardrobe with hanging rail and shelving.

Bedroom Two 13' 0''(into bay) x 11' 0''(max) (3.96m x 3.35m)

Double glazed bay window to the front, radiator.

Extended Bedroom Three 14' 10''(max) x 9' 5''(max into recess) (4.52m x 2.87m)

2 Double glazed windows to the front. 2 Radiators.

Bedroom Four 14' 5''(max) x 6' 11''(max) (4.39m x 2.11m)

Double glazed window to the rear. Radiator.

Bathroom 6' 11'' x 6' 0'' (2.11m x 1.83m)

Double glazed window to the rear, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage 16' 6'' x 7' 0'' (5.03m x 2.13m)

Roller shutter door and door to the Kitchen

Rear Garden

Pleasant good sized rear garden with patio, good sized lawn and shrubbed areas.

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.

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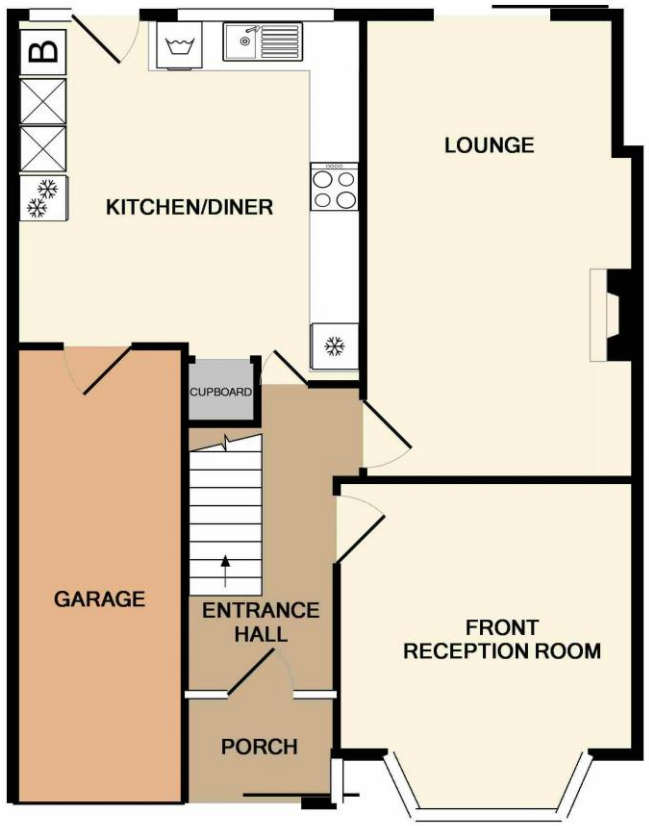
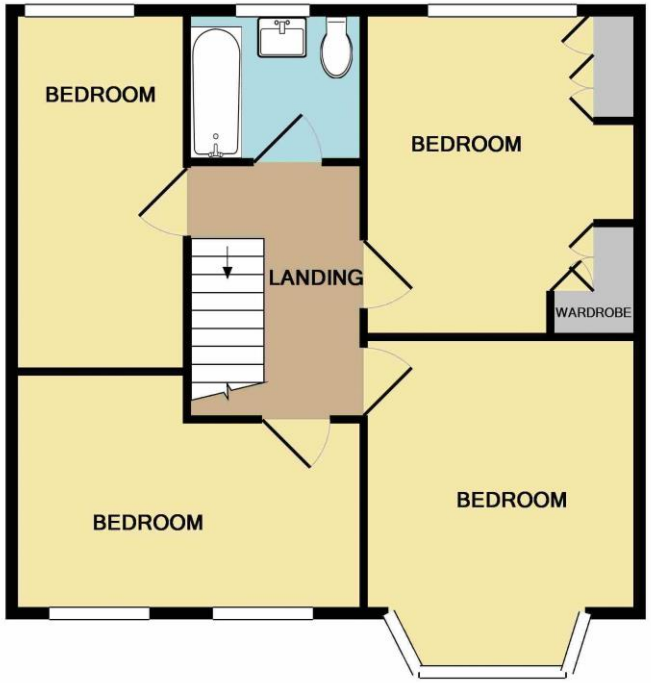


GROUND FLOOR



1ST FLOOR

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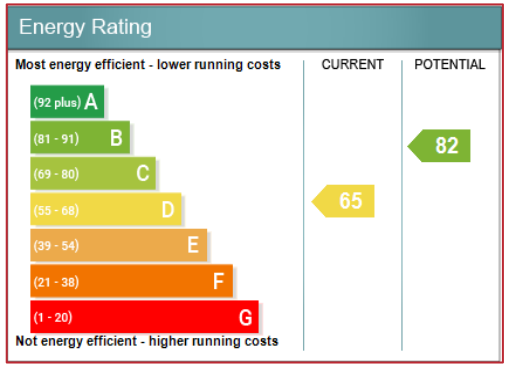

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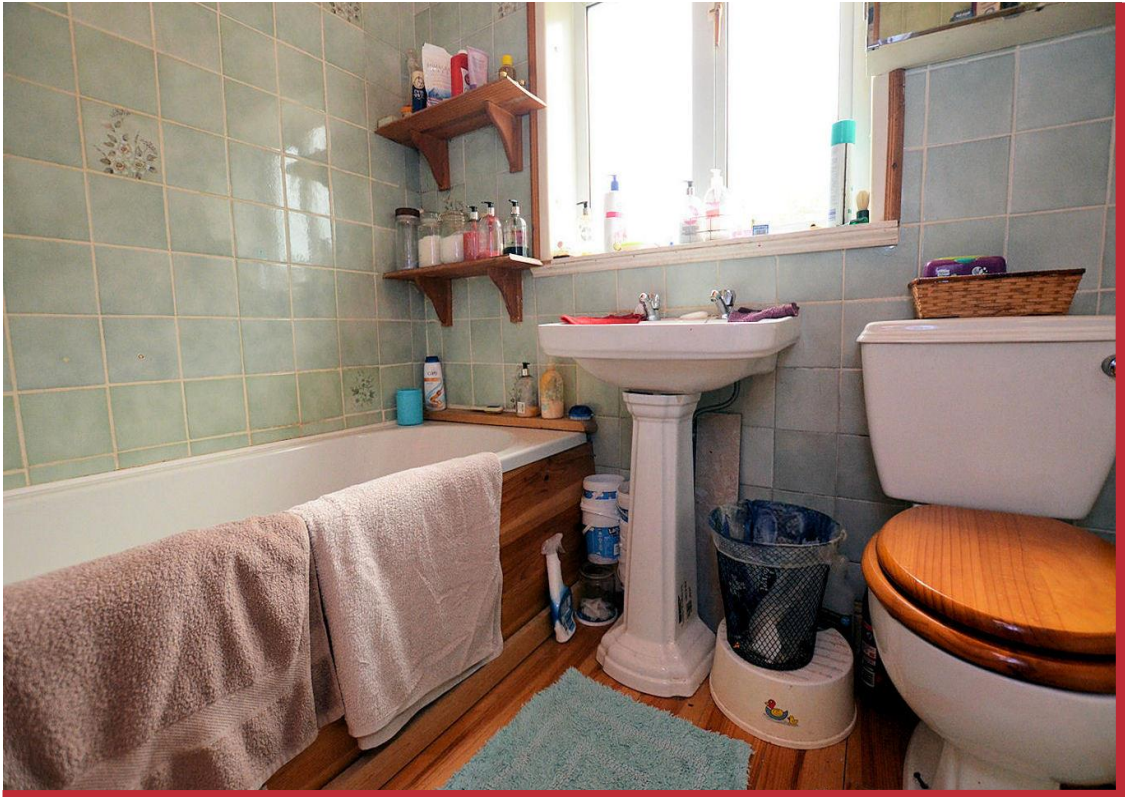
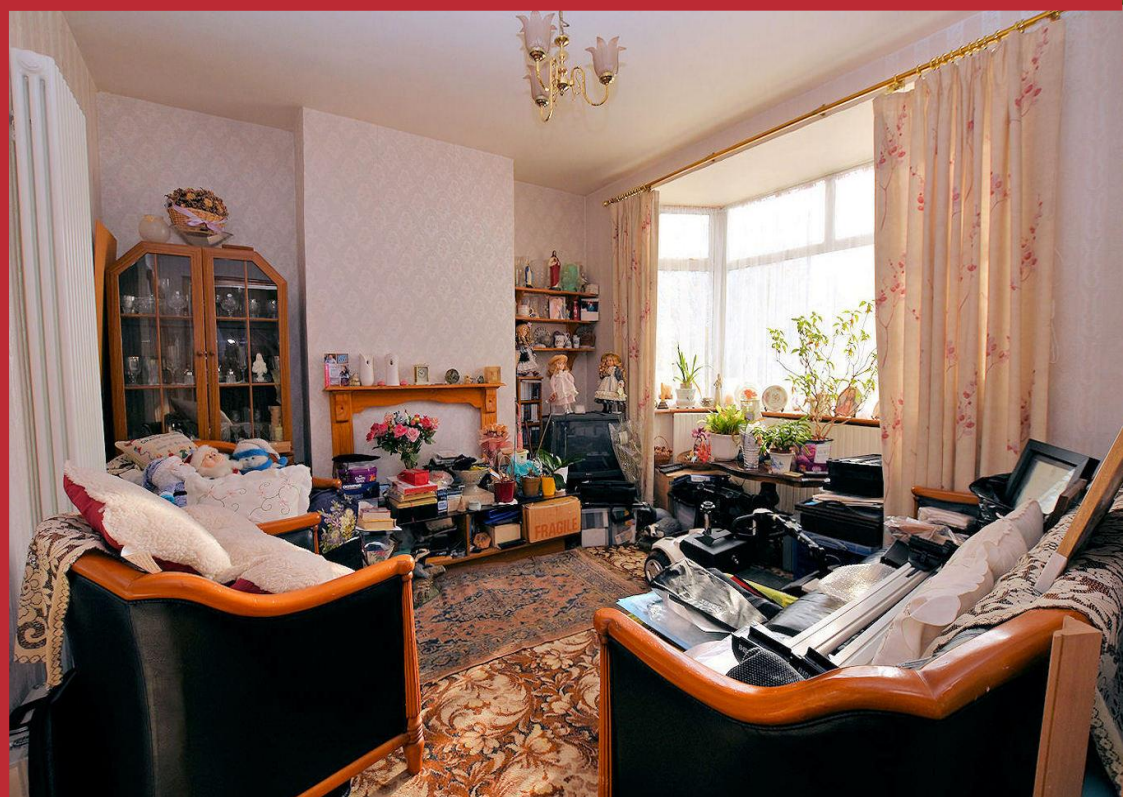
Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – quinton@humberstoneshomes.co.uk

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