



144 Ridgacre Road, Birmingham, B32 2SU

£267,000

A traditional semi detached property, with three bedrooms, two reception rooms and off road parking to the front. Benefiting from gas central heating and no upward chain. EPC RATING D

Location

RIDGACRE ROAD is a popular and convenient residential location. The property itself is within close proximity to several amenities such as Ridgacre Medical Centre, Tesco supermarket and excellent transport links to include popular bus routes into the city. There are excellent schools for children of all ages and public transport facilities. Local shopping is close at hand and access to the motorway system can be gained at Junction 3 of the M5.

Introduction

RIDGACRE ROAD is a well presented semi detached accommodation and benefits from gas central heating. Set back from the road beyond a pebble drive way. Inside briefly comprises enclosed porch, reception hall, front reception room, rear reception room and kitchen. At first floor level there are three bedrooms and a well appointed bathroom. To complement the property is a front two car drive and enclosed rear garden.

Enclosed Porch

Having lantern light, meter cupboards and glazed doors and windows to front elevation

Reception Hall

Having hardwood front door to front elevation with leaded light window, staircase rising to first floor accommodation and central heating radiator

Guest Cloakroom

Low level wc and ceiling spotlights

Front Reception Room 13'5" x 10'9" (4.09 x 3.28)



Double glazed bay window to front elevation, carpet flooring, central heating radiator, ceiling light point and shelving

Rear Reception Room 13'5" x 9'11" (4.09 x 3.02)



Double glazed sliding patio door to rear elevation, carpet flooring, central heating radiator and ceiling light point

Kitchen 8'10" x 6'10" (2.69 x 2.08)



Double glazed window to rear elevation, a range of wall and base units with contrasting work surfaces, gas cooker point, plumbing for washing machine, stainless steel sink with drainer, tiled splashback and tiled floor. Door to side elevation accessing side passage

First Floor Accommodation

Staircase rising from ground floor entrance hall to first floor landing, with loft access and glazed window to side elevation

Master Bedroom 14'7" x 10'0" (4.45 x 3.05)



Double glazed bay window to front elevation, central heating radiator, ceiling light point and carpet flooring

Bedroom Two 13'2" x 9'11" (4.01 x 3.02)



Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point

Bedroom Three 7'10" x 6'11" (2.39 x 2.11)



Double glazed window to front elevation, central heating radiator, ceiling light point and carpet flooring

Family Bathroom



Obscure double glazed window to rear elevation, panelled bath with shower over, wash hand basin, tiled splashback and central heating radiator

Separate WC

Having glazed window to side elevation and low level wc

Outside



Flagstone patio with lawn area beyond and pathways leading to rear gardens with timber shed and flower borders

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

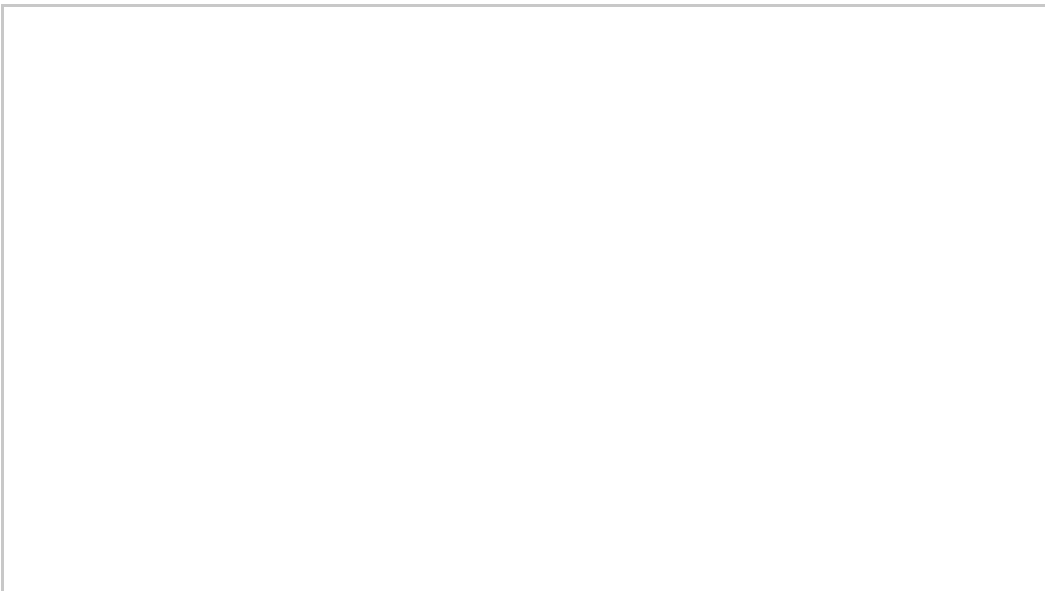
TENURE: The agents are advised that the property is freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

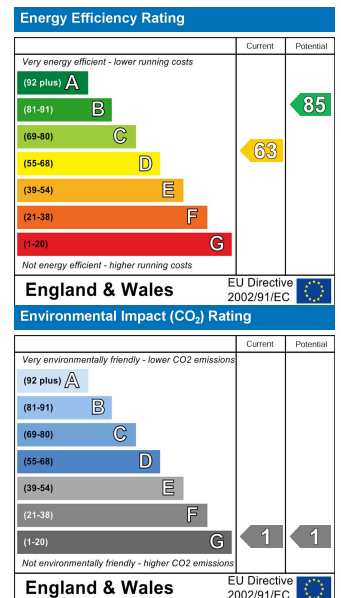
VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.