



Ripon Road

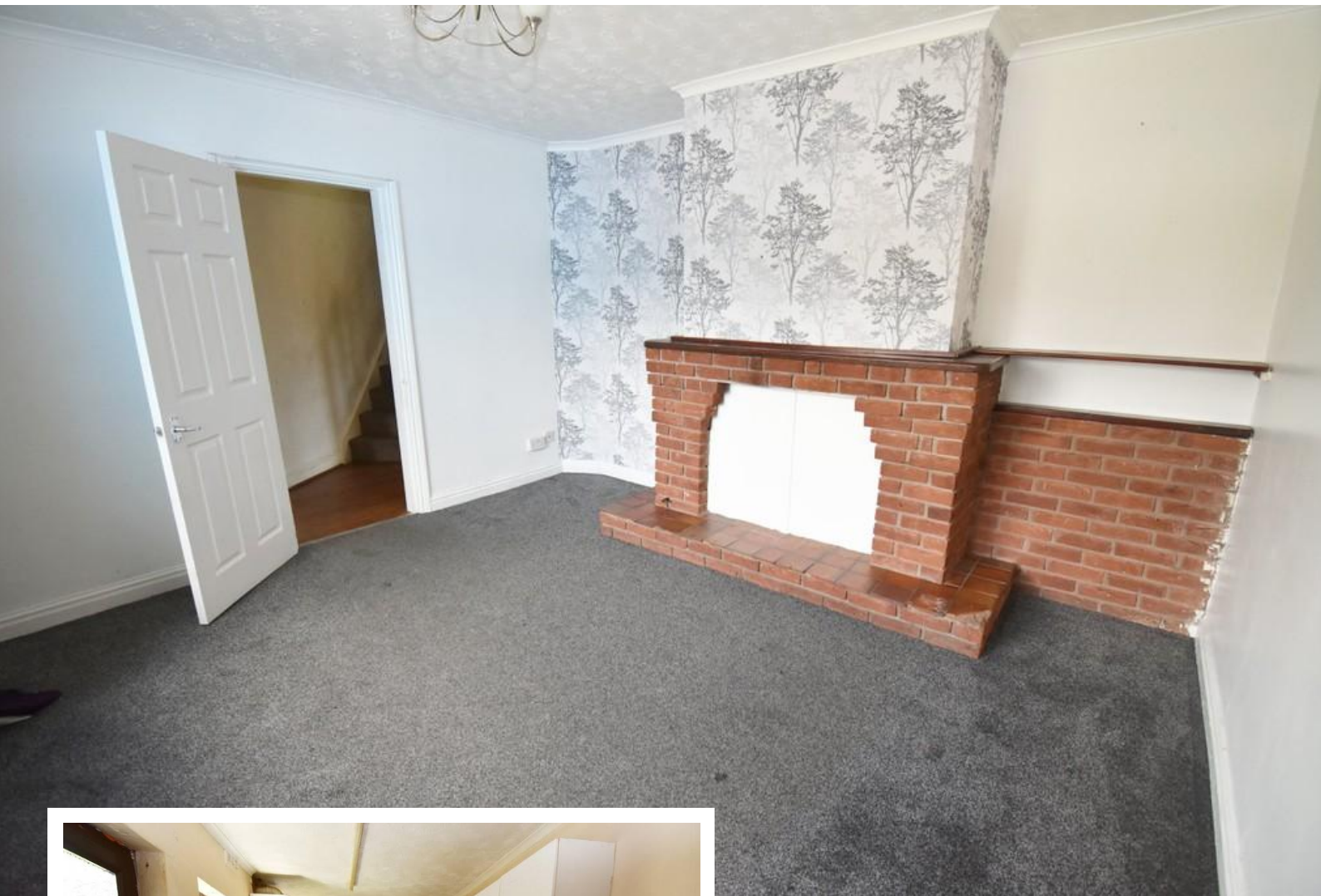
Yardley Wood, Birmingham, B14 4HB

- An End Terrace Property On A Spacious Corner Plot
- Three Bedrooms
- Store Room With Potential To Convert To Fourth Bedroom
- Two Reception Rooms

Offers Over £170,000

EPC Rating '58'





Property Description

DRAFT DETAILS

The property is set back from the road behind a dropped kerb with a tarmac driveway and lawned fore-garden. Access is gained via a wooden door with single glazed obscure inserts and a single glazed obscured window to one side, leading into

Entrance Porch

Having a further single glazed wooden door with obscure single glazed inserts leading into

Entrance Hall

With laminate flooring, central heating radiator point, stairs leading up to the first floor, doors radiating off to two reception rooms, alarm panel, corniced coving to the ceiling, ceiling light, under-stairs storage and opening through to the kitchen.



Reception Room One

12' 9" (Into Bay) x 11' 9" (Max) (3.9m (Into Bay) x 3.6m (Max) Having a double glazed bay window to the front elevation with diamond leaded inserts, central heating radiator, corniced coving to the ceiling, brick built fireplace with wooden surround and tiled hearth, two cupboards; one housing the gas meter and the other housing the electrics.

Reception Room Two

12' 9" x 12' 1" (3.9m x 3.7m) Having a double glazed window to the front with diamond leaded inserts, corniced coving to the ceiling, ceiling light, electric power points and brick built fireplace with tiled hearth and wooden plinth.



Kitchen

6' 10" x 16' 4" (2.1m x 5.0m) Having two double glazed windows to the rear elevation, double glazed door with obscure insert to the rear, central heating radiator, range of white wall, drawer and base units with a roll-top laminate surface over incorporating a stainless steel sink and drainer unit, four ring gas hob with electric oven beneath and extractor over. Wall mounted Biasi combination central heating boiler system, tiling to all splash-back areas and laminate flooring.

Accommodation On The First Floor

Landing

With ceiling light, coving to the ceiling and doors radiating off to three bedrooms, store room and family bathroom.



Bedroom One

13' 5" (Into Bay) x 11' 9" (Max) (4.1m (Into Bay) x 3.6m (Max) Having a double glazed bay window to the front elevation with diamond leaded inserts, central heating radiator, corniced coving to the ceiling, electric power points and ceiling light.

Bedroom Two

9' 10" x 10' 2" (3.0m x 3.1m) Having a double glazed window to the front elevation with diamond leaded inserts, central heating radiator, corniced coving to the ceiling, ceiling light and electric power points.

Bedroom Three

9' 2" x 7' 6" (2.8m x 2.3m) Having a double glazed obscure window to the rear, central heating radiator, ceiling light and electric power points.

Storage Cupboard

7' 10" x 6' 2" (2.4m x 1.9m) With loft access, extractor fan and could be converted to either an en suite bathroom or bedroom.





Family Bathroom

7' 2" (Max) x 6' 2" (2.2m (Max) x 1.9m) Having a double glazed obscure window to the rear elevation, white three piece suite comprising panelled bath, low level flush toilet, pedestal wash hand basin, half height tiling to all splash back areas, laminate flooring, central heating radiator and ceiling light.

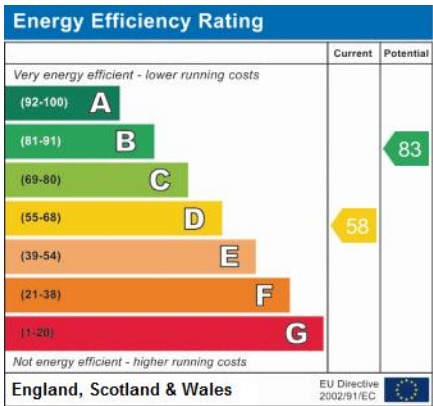
Outside

Garden

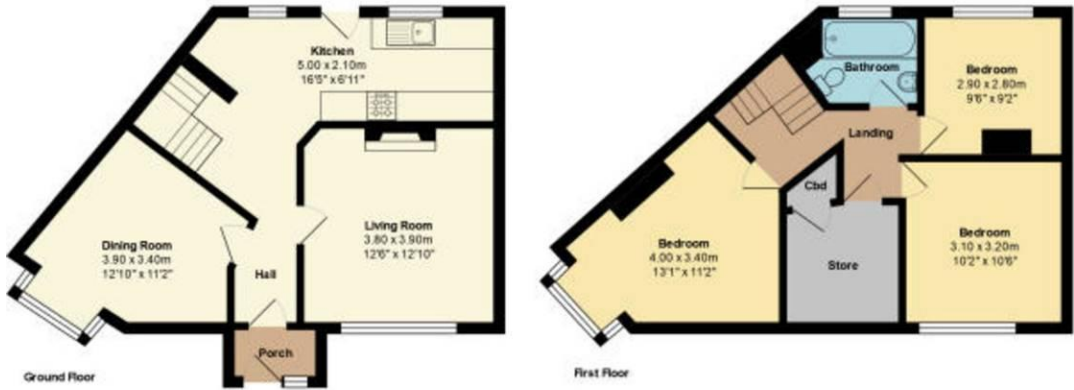
To the rear of the property is a paved terraced area and the garden is mainly laid to lawn with fencing to all boundaries and timber framed shed. There is an outbuilding and paved area sufficient for parking a vehicle, with two side hung wooden doors to the front elevation.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



6 Ripon Road, Yardley, B14 4HB



Total Approx Area: 99.0 m² ... 1066 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
The services, systems and appliances shown have not been tested and no guarantee as the operability or efficiency can be given.