

**FOR SALE**



**Ridgmont Croft, Quinton, B32**  
**Asking Price Of £140,000**

**MARTIN&CO** 

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- No Chain
- Ideal for first time buyers or investors
- Close to Harborne High Street
- Gas central heating

**No Chain! A great opportunity to get your foot on the property ladder. On moving day just unload your lorry and decide where to place your furniture as there's no work to be done here. The location is popular with amenities nearby and good transport links.**

This delightful property is worthy of your immediate attention whether you are taking your first steps onto the property ladder or an investor looking for a buy to let property.

The lounge oozes the feeling of space, ensuring that one end of the room is large enough for the biggest of settees and the other end is the perfect space for a dining table to seat your guests on those dinner party occasions. The kitchen area is sleek and modern and has ample cupboard space for all your condiments, pots and pans. Upstairs, there are two double bedrooms, both of which are of a good size. The bathroom has a tub which will allow for a relaxing soak in the evening with a shower over for when you need to "get up and go" in the morning. Outside, the garden is low maintenance with a lawn area.



For those of you unfamiliar with the area, the property is within easy reach to Harborne High Street and local shops and amenities. There is a good choice of local schools and lots of open green spaces nearby for a Sunday afternoon stroll. Why not visit Woodgate Valley Country Park with all the family where you can take a leisurely walk, observe the wildlife and walk the dog. The property is being sold with no forward chain and we anticipate high demand for this property, so hurry and book your viewing. We look forward to your call.

#### ROOMS SIZES:

#### GROUND FLOOR

Hall

Two Storage Cupboards

Lounge/diner: 23' 7" x 11' 7" (7.19m x 3.53m)

Kitchen: 9' 9" x 9' 1" (2.97m x 2.77m)

#### FIRST FLOOR

Landing

Bedroom One: 18' 1" x 11' 5" (5.51m x 3.48m)

Bedrooms Two: 11' 8" x 9' 7" (3.56m x 2.92m)

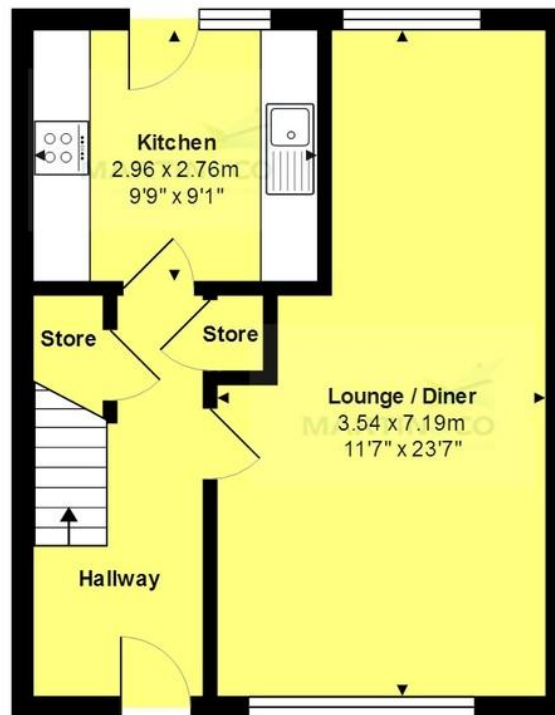
Bathroom: 8' 0" x 5' 6" (2.44m x 1.68m)

#### OUTSIDE

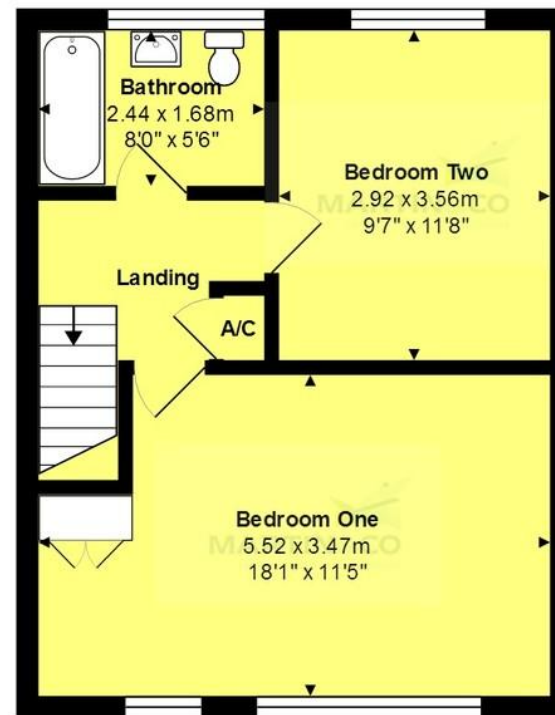
Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





**Ground Floor**  
Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>



**First Floor**  
Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>

Total Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Birmingham Harborne

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.