

HUNTERS®

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Ridgacre Road

Quinton, Birmingham, B32 1QJ



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Offers In Excess Of £425,000



Front of The Property

To the front of the property there is a block paved driveway, shrub borders and double glazed composite door to front.

Porch

With double glazed composite door leading from the front of the property, space for cloaks, stained glass door and windows leading to entrance hall.

Entrance Hall

With stained glass door leading from porch, stairs to the first floor landing with built in drawers and cloak closet, doors to various rooms, laminate floor and a central heating radiator.

Lounge

13'1" x 10'9" (4 x 3.3)

With a door leading from entrance hall, comfortable space for seating, coving, double glazed bay window to front and a central heating radiator.

Kitchen Dining Family Room

24'3" x 20'4" max (7.4 x 6.2 max)

With doors leading from entrance hall, utility and open to sitting room, fitted with a range of high quality shaker-style matching wall and base units, Quartz worksurfaces with tiled splashback, Belfast sink with incinerator and drainer grooves, eye-level combi oven and grill, further oven and microwave, separate electric induction hob with downdraft extractor, integrated dishwasher, fridge freezer, centre island and breakfast bar, pantry-style drawers, space for seating and dining, recessed spotlights, laminate floor, double glazed bi folding doors leading to garden, three skylight windows and two vertical column central heating radiators.

Sitting Room

12'9" x 11'9" (3.9 x 3.6)

With a door leading from entrance hall and open to kitchen dining family room, feature fireplace with a log burning stove and comfortable seating space.

Utility

With a door leading from kitchen dining family room, fitted with matching wall and base units, work surfaces, sink and tiled splashback, space for double American fridge freezer, plumbing for washing machine, space for tumble dryer and a central heating radiator.

WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, housed central heating boiler, recessed spotlights, double glazed window to front and a central heating column radiator.

Landing

With stairs leading from entrance hall, storage cupboard, doors to various rooms and pull down ladders to a boarded loft.

Tel: 01384 443331

Bedroom One

12'9" x 11'1" (3.9 x 3.4)

With doors leading from landing and en suite, feature fire place, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from bedroom one, corner shower with waterfall shower head, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to rear and a chrome central heated towel rail.

Bedroom Two

10'9" x 11'9" (3.3 x 3.6)

With a door leading from landing, panelling, double glazed bay window to front and a central heating radiator.

Bedroom Three

16'0" x 6'2" max (4.9 x 1.9 max)

With a door leading from landing, double glazed window to front and a central heating radiator.

Bedroom Four

7'6" x 6'10" (2.3 x 2.1)

With a door leading from landing, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from landing, bath with waterfall shower head and separate shower attachment, fitted shower screen, splashback, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

Garden

With double glazed bi folding doors leading from kitchen dining family room to a patio seating area, well maintained lawn, shrub borders, trees and garden shed.



Road Map



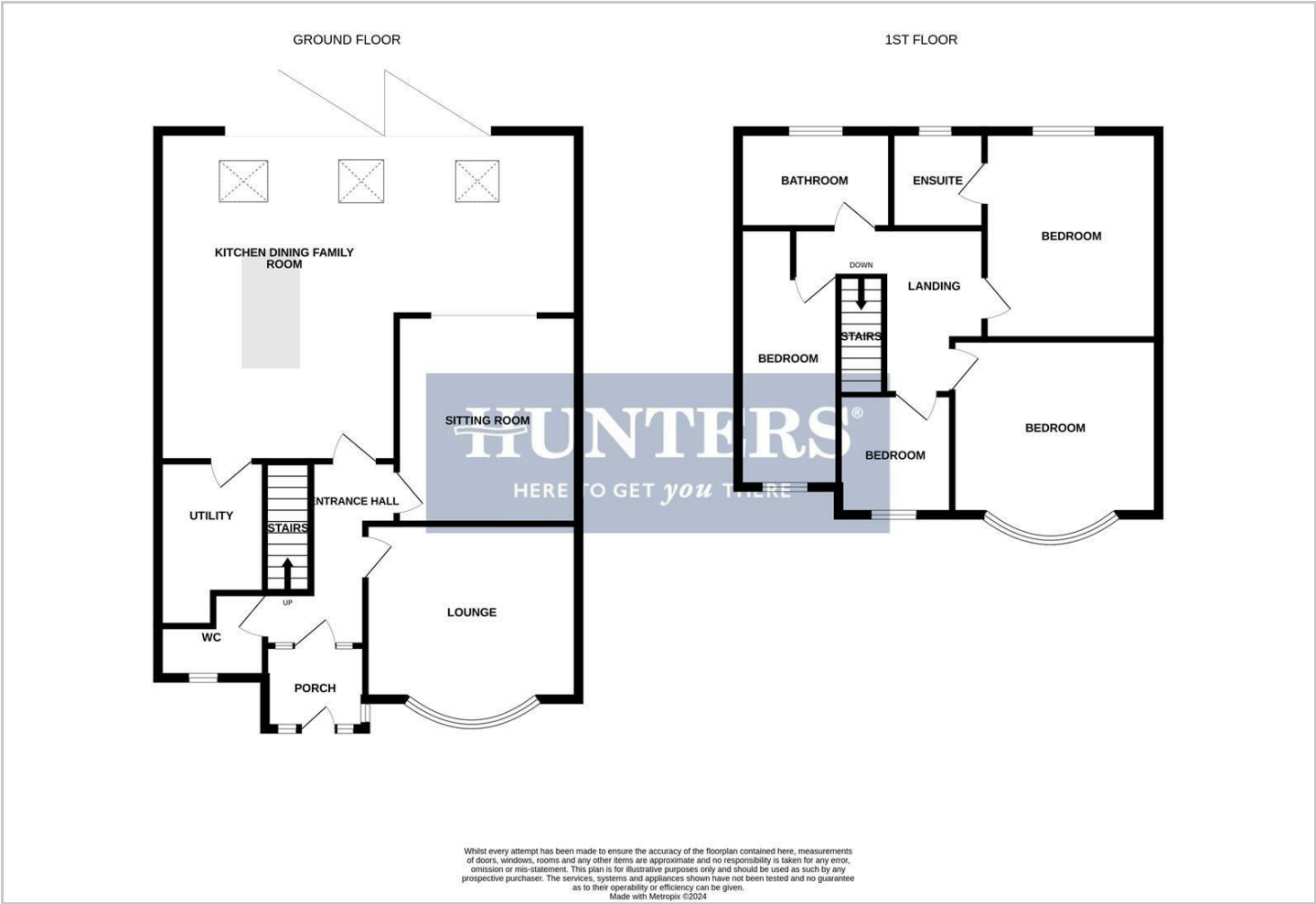
Hybrid Map



Terrain Map



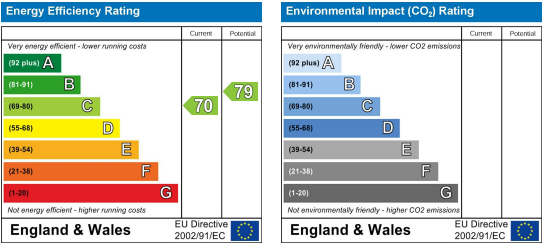
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.