

ENGLANDS



14 Rickyard Piece

Quinton, Birmingham, B32 2QW

£210,000





PROPERTY DESCRIPTION

An excellent modern 3 storey townhouse having improved accommodation with central heating and double glazing (as specified), porch, hall, landing, cloaks/WC, living room, re-fitted dining/kitchen, three bedrooms, re-fitted bathroom/WC with shower, front forecourt to integral garage with storage area and rear garden.

Rickyard Piece leads off Simmons Drive, in turn leading off Martley Croft/Quinton Road West. It is readily accessible to the Queen Elizabeth Medical Complex and Birmingham University, as well as excellent amenities around Harborne High Street and Northfield Centre, also regular transport services leading through to a comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself is setback from the road behind a fore garden with flower border and forecourt/driveway leading to the garage.

Set over three floors, the accommodation has benefited from a number of improvements and can only be appreciated by a full internal inspection which is recommended. Comprising in more detail:





ON THE GROUND FLOOR

ENCLOSED PORCH

Having double glazed outer door and side window, built in cupboard and glazed inner door with side screen opening to:

RECEPTION HALL

Having radiator, stairs off and access door to the garage.

ON THE FIRST FLOOR

Landing area

CLOAKS/WC

Having low flush WC and wash hand basin. High-level double glazed window, partial tiling to walls and tiled floor.

LIVING ROOM FRONT

4.79m max x 3.01m max (15'8" max x 9'10" max)
Having radiator and double glazed window.

REFITTED DINING/KITCHEN REAR

4.91m max x 2.81m max (16'1" max x 9'2" max)
Having inset single drainer sink top with mixer tap and cupboards below, further base units and appliance spaces with worktops over, wall cupboards, Beko dishwasher, Bosch washing machine, Creda tumble dryer (vented) and Hotpoint fridge freezer. Integrated Hotpoint oven with gas cooker hob over and stainless steel hood above, partial tiling to walls, radiator, double glazed window and door to the garden, replacement Intergas gas-fired boiler and luxury vinyl flooring.

ON THE SECOND FLOOR

Landing area with roof hatch.

BEDROOM ONE FRONT

3.72m max x 3.04m max (12'2" max x 9'11" max)
Having radiator, double glazed window and built in cupboard.

BEDROOM TWO REAR

4.06m max x 1.99m (excluding doorway area)
(13'3" max x 6'6" (excluding doorway area))
having radiator and double glazed window.

BEDROOM THREE REAR

2.88m max x 2.22m max (9'5" max x 7'3" max)
Having radiator and double glazed window.

REFITTED BATHROOM FRONT

1.78m max x 1.65m max (both excluding doorway area (5'10" max x 5'4" max (both excluding doorway area))
Having low flush WC, pedestal basin with mixer tap and panelled bath with shower unit over and side screen. Tiling to walls and floor, double glazed window, tiled cosmetics shelf and built in storage cupboard.

OUTSIDE

INTEGRAL GARAGE

Having twin entrance doors, light and power points and storage area to the rear which has an access door to the reception hall.

PLEASANT REAR GARDEN

Including paved terrace, low wall and steps up to a lawn with flower borders, shrubs, fencing, rear gate and brick built store.

ADDITIONAL INFORMATION

The carpets and recently installed alarm system will be included in the sale. The property benefits from a new roof, replaced in 2022.

Council tax band: B

Tenure: Freehold



ENGLANDS

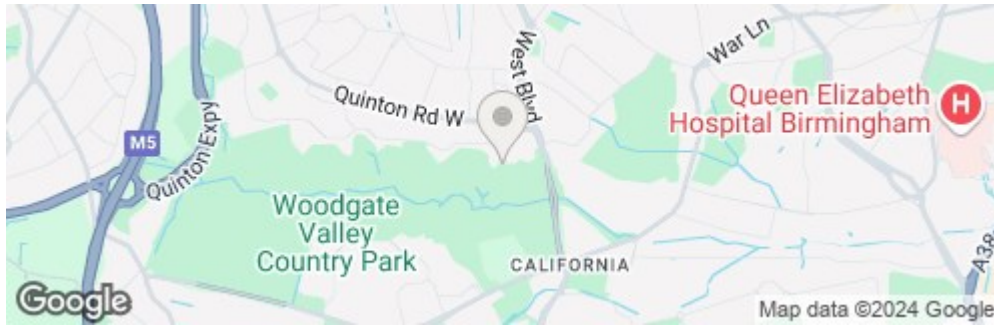




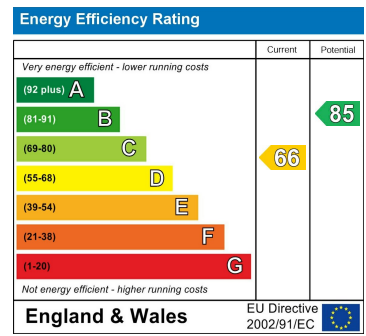
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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.