## ENGLANDS



14 Rickyard Piece

Quinton, Birmingham, B32 2QW

£210,000

















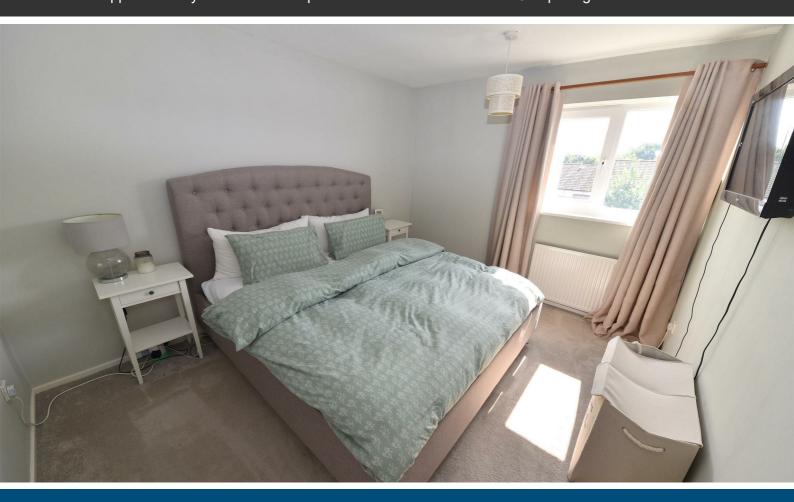
#### PROPERTY DESCRIPTION

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:



Tel: 01214271974

### 14 Rickyard Piece





#### 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. Highlevel 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









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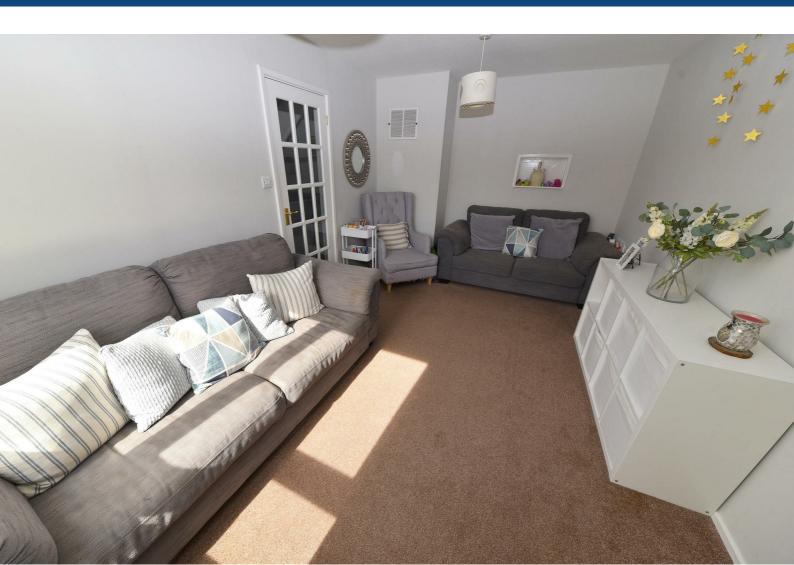






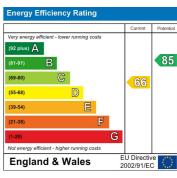


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# Queen Elizabeth Hospital Birmingham Woodgate Valley Country Park CALIFORNIA Map data ©2024 Google

#### **ENERGY EFFICIENCY GRAPH**



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