



## 5 Ripple Road

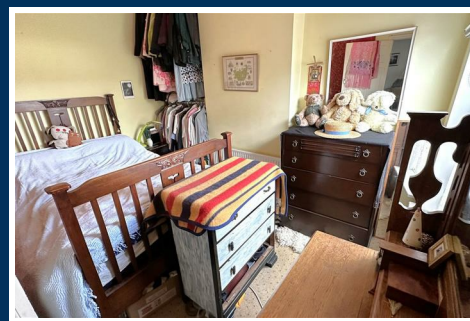
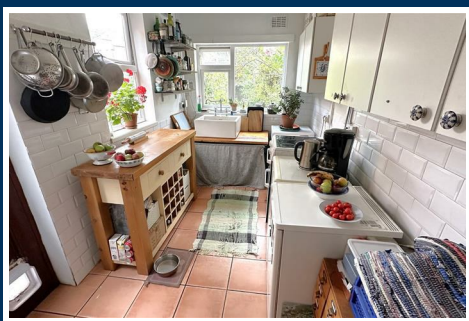
Stirchley, Birmingham, B30 2RA

Offers In The Region Of £239,950





**\*LOVELY PERIOD TERRACE - IDEAL FIRST HOME - READY TO MAKE YOUR OWN!\*** Tucked away on this lovely road in an excellent spot close to all the area has to offer including being just a short stroll to the local parks and River Rea routes, Stirchley's vibrant high street with all its now well renowned independent bars, shops and restaurants alongside excellent commuter links via nearby Pershore Road and also the soon to be open Pineapple train station. You're also well placed for the local schools in the area as well. The house itself offers some lovely period touches but also offers the opportunity to update and modernise to buyer's own tastes. The accommodation on offer briefly comprises; fore garden, entrance vestibule, open plan living and dining room, kitchen and a mature rear garden. To the first floor there are two good double bedrooms and a bathroom. EPC Rating D and Council Tax Band B.



#### Approach

This two bedroom period mid terrace property is approached via a shared front gate with hedgerow to border leading to a low maintenance front fore garden leads to a storm porch with hardwood glazed front entry door opening into:

#### Entrance Hall

With ceiling light point and interior door with leaded light window above opening into:

#### Open Plan Living/Dining Room

12'1" max x 22'11".3'3" max (3.7 max x 7..1 max)

Dining area with double glazed bay window to the front aspect with in-built window seat, ceiling light point with ceiling rose, exposed wooden floor covering, in-built meter cupboard and open walkway into living area. With double glazed window to the rear aspect, ceiling light point with ceiling rose, cornice to ceiling, central heating radiator, continued wooden flooring and interior door opening into:

#### Inner Lobby

With open plan staircase giving rise to the first floor, under stairs storage area, central heating radiator and open walkway into:

#### Kitchen

11'10" x 7'0" (3.63 x 2.15)

With red quarry tiled floor covering, a selection of freestanding base units incorporating Belfast sink with hot and cold taps, space facility for an electric cooker, space facility for fridge and freezer, tiling to splash backs, double glazed windows to the rear and side aspects, hardwood exterior door giving access to the side and strip ceiling light point.

#### First Floor Accommodation

From inner lobby staircase gives rise to the first floor landing with exposed wooden floor covering, central heating radiator, loft access point, two ceiling light points and doors opening into:

#### Bathroom

11'7" x 7'1" (3.55 x 2.18)

With panel bath with hot and cold taps, wash hand basin on pedestal, low flush WC, tongue and groove paneling to half wall height, tiling to splash backs, ceiling light point and laminate wood floor covering.

#### Bedroom One

12'1" x 11'4" (3.7 x 3.46)

With two double glazed windows to the front aspect, central heating radiator and ceiling light point.

## Bedroom Two

9'1" x 11'9" (2.77 x 3.6)

With double glazed window to the rear, central heating radiator and ceiling light point.

## Rear Garden

Being accessed from the kitchen and side return leads to a initial patio area leading to a lovely mature rear garden with a vast selection of mature plants trees and shrubs with a low maintenance pathway, blue engineering brick patio area and stoned pathway giving access into the rear garden area with hard standing for a garden shed and finished with a rear block patio area with wooden rear access gate.

