



240, Ridgacre Road, Quinton, Birmingham, B32 1JR

Offers In The Region Of £280,000

- A MODERNISED SEMI DETACHED HOUSE WITH REAR GARAGE
 - OPEN PLAN LOUNGE ONTO RE-FITTED KITCHEN
 - WELL APPOINTED RE-FITTED BATHROOM
 - NEWLY ADDED DOWNSTAIRS WC
 - THREE BEDROOMS
- DELIGHTFUL REAR GARDEN WITH SOUTHERLY ASPECT HAVING PATIO ONTO LAWN
 - BLOCK PAVED DRIVEWAY DRIVEWAY AND GARDEN TO FRONT
 - CONVENIENT FOR BUS ROUTES AND SHOPS

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A modernised and re-planned three bedroom semi detached house with delightful rear garden with southerly aspect. The property benefits from open plan ground floor accommodation with re-fitted kitchen and through lounge. There is a block paved driveway to front and brick built rear garage.

Accommodation comprising covered entrance porch, reception hall, downstairs WC, through lounge opening onto re-fitted kitchen, first floor landing, three bedrooms, well-appointed re-fitted bathroom, rear garden with paved patio having steps down to lawn, brick built garage with rear access, gas boiler serving radiators, double glazing to windows as detailed.

COVERED ENTRANCE PORCH (front)
Obscure double glazed composite front door, opening onto

RECEPTION HALL (front/inner)
Recessed spot lights to ceiling, luxury vinyl tile floor finish, panel radiator, staircase off to first floor landing.

DOWNSTAIRS WC (inner)
Luxury vinyl tile floor finish, obscure double glazed window to side, extractor, recessed spotlights to ceiling, WC with push button flush, wash hand basin with mixer tap and vanity unit, panel radiator, one wall tiled to full height.

OPEN PLAN GROUND FLOOR SPACE COMPRISING

THROUGH LOUNGE (front to rear) 2.99m max x 8.80m
(measurements taken from sliding patio door to double glazed bay window)
Recessed spotlights to ceiling, two panel radiators, luxury vinyl tile floor finish , opening onto

RE-FITTED KITCHEN (rear/side) 1.83m x 2.67m
Recessed spotlights to ceiling, double glazed window, bowl and a half single drainer stainless steel sink with mixer tap, base units with cupboards and drawers, worktops, tiled splashback, cooker, four ring gas hob, cooker hood above, wall mounted store cupboards at high level, space for fridge/freezer, plumbing for washing machine.

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner/side)
Access to roof space with pull down ladder, obscure double glazed window to side.

BEDROOM ONE (front) 4.12m max x 3.04m
Double glazed bay window, panel radiator.

BEDROOM TWO (rear) 3.00m x 4.21m
Double glazed bay window, panel radiator.

BEDROOM THREE (front) 1.71m x 2.21m
Double glazed bow window, panel radiator.

WELL APPOINTED RE-FITTED BATHROOM (rear) 2.67m x 1.65m (maximum measurements including store cupboard)

Extractor, recessed spotlights to ceiling, heated towel rail, obscure double glazed window, mirror to wall, wash hand basin with mixer tap and vanity unit, storage cupboard housing Ideal gas boiler, panel bath with shower over, shower screen, shower curtain rail, luxury vinyl tile floor finish.

REAR GARDEN

The property benefits from a delightful rear garden having southerly aspect with patio area and steps down to large lawn, border, brick built garage to rear.

GARAGE 3.41m x 5.11m
Double glazed window.

AGENTS NOTE access to garage is currently via an overgrown shared access from Ridgacre Road.

COUNCIL TAX BAND C

TENURE

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial

Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. 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. The Agent has not tested any apparatus, equipment, fixtures, 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 validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. 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. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 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. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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 professionals 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 Agent 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. (REV02:10/13).

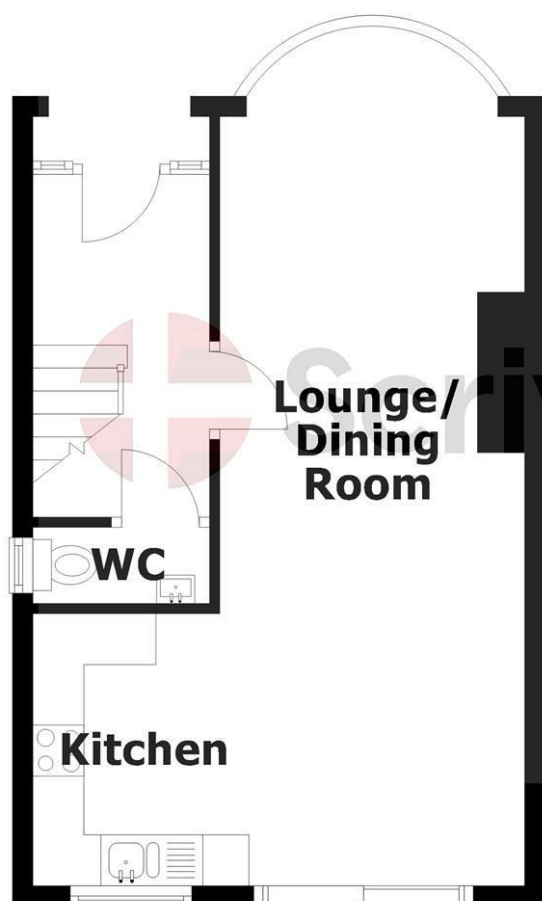








Ground Floor



First Floor



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- Regulated By RICS

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

Property Reference: 18704156