



122 Ridgacre Road
Birmingham, B32 2SU

Offers Over £280,000

Property Description

A thoughtfully extended semi detached property situated in the heart of Quinton. The location is ideal for families and professional couples benefitting from a number of sought after local schools, various shops, and amenities in the vicinity. Major road links provide easy access into Birmingham City Centre, the Queen Elizabeth Hospital, and to the motorway network. There are also ample buses on hand.

This well presented property benefits from a rear extension and is briefly comprising of; entrance hall, front and rear reception rooms, fitted kitchen, downstairs Wc, three bedrooms and upstairs family bathroom. Gas centrally heated and double glazed throughout.

Externally the property has a significant front driveway with space for several cars. To the rear is a generous and well stocked garden mainly laid to lawn with access to a detached garage, which is ideal for storage or could be further developed to create a home office, gym or garden room.

Offering no upward chain and available to view immediately. EPC - D / CT Band - C

Location

Quinton is a suburb and ward of Birmingham, in the county of the West Midlands, England, 5 miles (8 km) west of the city centre. Formerly part of Halesowen parish, Quinton became part of Birmingham in 1909. Quinton was a village and the surrounding area was farmland until the 1930s when the first housing estates were developed. Most of the farmland had been built on by 1980 but some countryside remains in the form of Woodgate Valley Country Park. Along with Bartley Green, Harborne and Edgbaston, Quinton is within the Birmingham Edgbaston constituency.

Approach

Tarmacked driveway with side access available to the fitted kitchen. Raised flower beds to front of driveway.

Entrance Hallway

Window to side. Stairs to first floor accommodation. Under stairs storage available housing consumer unit and electric meter. Doors to front and rear reception rooms and fitted kitchen.

Front Reception Room

Window to front. Double internal doors opening into:

Rear Reception Room

Patio doors to rear. Marble surround with wooden hearth with gas fire installed (condemned). Dado rail installed.

Fitted Kitchen

Window to rear. Good range of eye and low-level units incorporating: 1 ceramic sink unit, built in extractor over large recess for freestanding cooker and plumbing for a washer installed. Partly tiled walls and tiled flooring. Patio door to front of property with side patio door to rear garden. Internal door into downstairs WC.

Downstairs WC

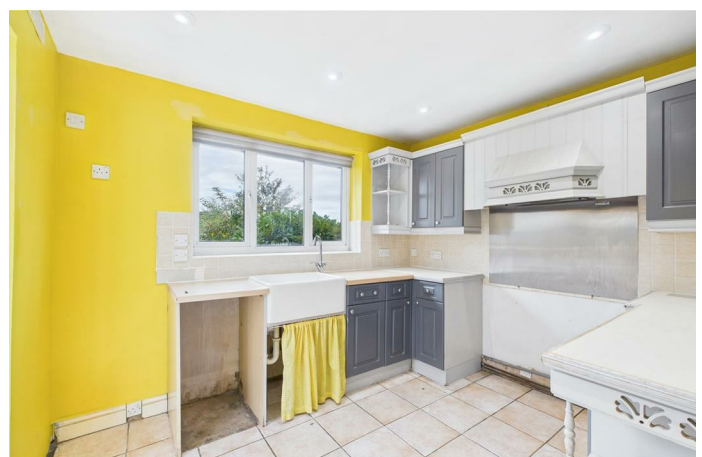
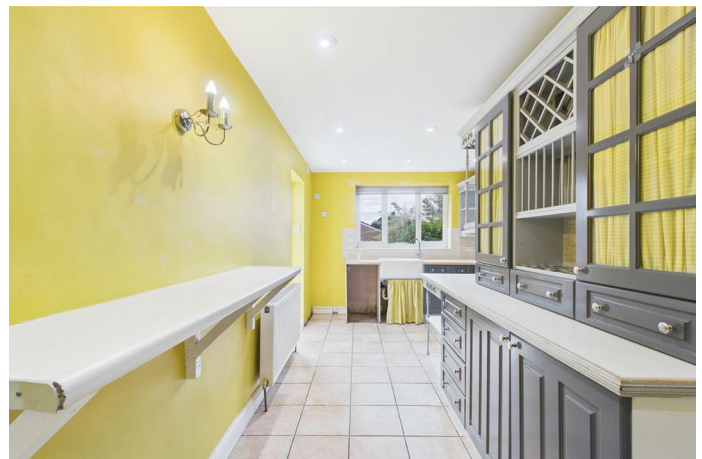
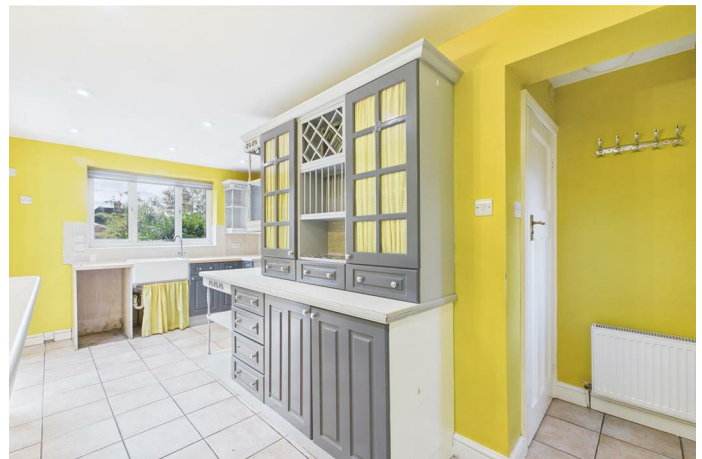
Two piece suite comprising; low level flush WC and wash hand basin. Housing boiler on rear wall.

Landing

Doors to all upstairs rooms. Loft access available. Window to side.

Bedroom One

Window to rear. Dado rail installed.



Bedroom Two

Window to front. Dado rail installed.

Bedroom Three

Window to front.

Family Bathroom

Four piece suite comprising; panelled bath with mixer shower over, separate double shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level flush WC. Windows to rear and side. Partly tiled walls and vinyl flooring.

Rear of the Property

Small dining patio area with steps leading down to the garden, mainly laid to lawn with some shrubbery on its borders. Rear access available to the detached garage.

Double Garage

Power/lights installed. Rear access door and electronically operated front door to shared entry at rear. Eaves storage available also. Windows to rear.

Freehold

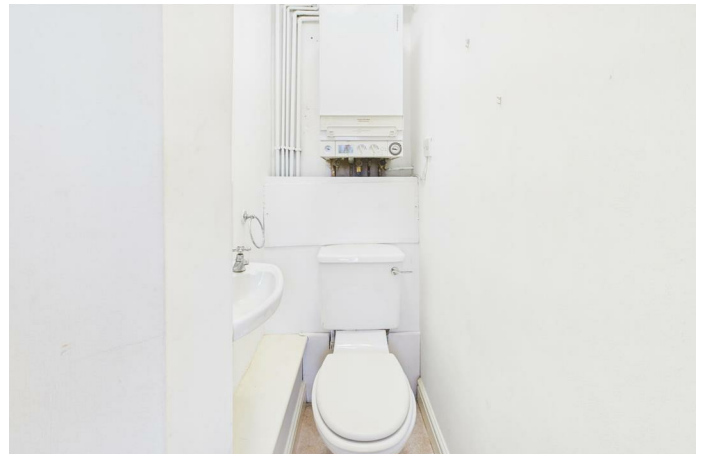
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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