



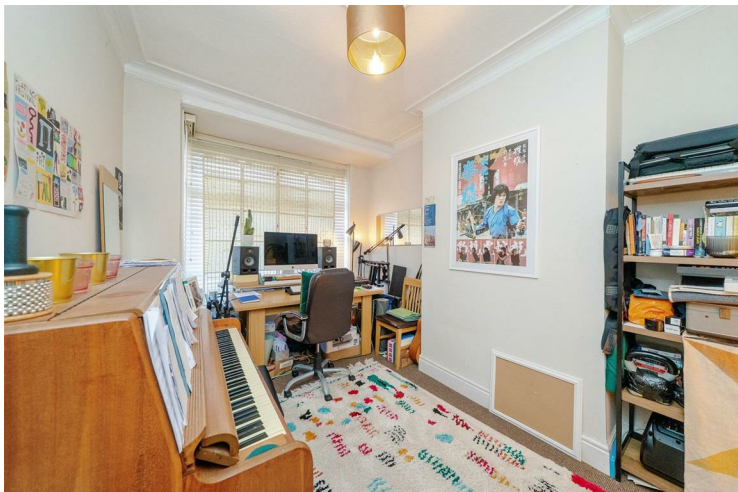
# HERITAGE ESTATE AGENCY



**10 Ripple Road, Stirchley, Birmingham, B30 2RB**

**£240,000**

**A Two Bedroom Mid Terrace Property**





### **Ripple Road comprises in further detail:**

The property is set back from the road and approached via gated fore garden with dwarf wall and hedgerow to front and shared pathway leading to step up to main entrance door with window over opening to:

#### **Entrance Vestibule**

Built-in cupboard housing gas meter, wall mounted electric meter, tiled flooring and door to:

#### **Entrance Hallway**

Ceiling light point, tiled flooring, radiator and doors to:

#### **Reception Room One 13'4" max x 8'10" max**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose and radiator.

#### **Reception Room Two 15'2" into recess x 11'11" max**

Window to rear aspect, ceiling light point, door to stairs rising to first floor accommodation, built-in under stair storage cupboard, radiator, feature fire surround with hearth and door to:

#### **Kitchen 12' excl recess x 6'7"**

Window to side aspect, door to side aspect opening to rear garden, ceiling spot lights, wood effect flooring and a fitted kitchen comprising a range of drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine and integrated dishwasher.

### **First Floor Accommodation**

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

#### **Landing**

Ceiling light point, radiator and doors to:

#### **Bedroom One 11'2" x 12' max**

Window to front aspect, ceiling light point and radiator.

#### **Bedroom Two 11'11" x 8'11" max**

Window to rear aspect, ceiling light point, radiator and built-in over stair storage cupboard.

#### **Bathroom 13'2" x 6'7"**

Obscured window to rear aspect ceiling light point, tiled walls, built-in cupboard housing boiler, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted electric shower over, panelled bath, pedestal wash hand basin and low level flush w.c.

### **Outside**

#### **Rear Garden**

Accessed via the kitchen and benefits from paved pathway leading to lawn area and mature shrubs to sides.

#### **Agent Note:**

10 Ripple Road is currently tenanted. We understand the fixed term of the Assured Shorthold Tenancy Agreement expired on 30th September 2023 and that the tenancy is continuing on a month to month basis.

Heritage Estate Agency Limited would stress that the





above is based on information provided by the seller. The Agent cannot verify whether the Tenant has any additional rights to occupy the property or the extent of this or any matters affecting the property and would advise any potential buyer obtain verification from their solicitor.

### **REFERRAL FEES**

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

### **FIXTURES AND FITTINGS**

Only those items expressly mentioned in the sales particulars will be included in the sale price.

### **SERVICES**

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

### **TENURE**

The agent understands that the property is Freehold. However, we have not checked the legal title to the

property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### **GENERAL INFORMATION**

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

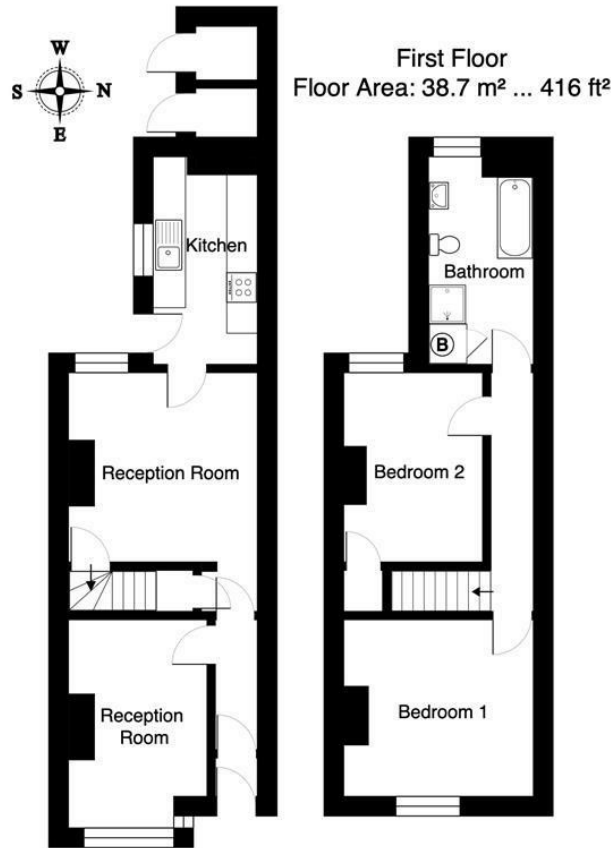
### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band B





Ground Floor  
Floor Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>



10 Ripple Road, Stirchley,  
Birmingham, B30 2RB.

Total Area: approximately 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

