



FOR SALE

Ridgacre Lane, Quinton
Birmingham, B32 1PT

Price £249,950



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Thistle
estates

FOR SALE

Offers in the Region of £249,950

Excellent Investment Opportunity – Tenants in Situ

TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE

Situated within a popular and well-established residential area of Quinton, this traditional three-bedroom semi-detached property offers an excellent opportunity to acquire a well-proportioned family home with immediate rental income.

Currently let to a young family at £895 per calendar month, the property presents an attractive investment opportunity whilst also offering excellent future potential for owner occupation upon vacant possession. Although the property would benefit from a degree of cosmetic modernisation, it offers spacious accommodation, gas central heating, double glazing and generous front and rear gardens. Occupying a prominent corner position, the property enjoys an attractive outlook and is conveniently located close to local amenities, schools, transport links and motorway networks.

GROUND FLOOR

Entrance Hall

Welcoming entrance hall providing access to the principal reception room and staircase leading to the first floor.

Through Lounge/Dining Room

7.20m into bay x 3.03m into recess
(23'7" x 9'11")

A spacious dual-purpose reception room extending the full depth of the property, featuring a walk-in bay window to the front elevation allowing an abundance of natural light. There is ample space for both lounge and dining furniture, making this an ideal family living area.



Fitted Kitchen

2.85m x 2.08m

(9'4" x 6'10")

Fitted with a range of wall and base units incorporating work surfaces, sink unit and space for domestic appliances. Window overlooking the rear garden together with door providing access outside.

FIRST FLOOR

Bedroom One (Front)

3.85m into bay x 3.01m

(12'8" x 9'11")

Excellent principal bedroom with attractive bay window overlooking the front aspect.

Bedroom Two (Rear)

3.33m x 2.91m

(10'11" x 9'7")

Good-sized double bedroom enjoying views over the rear garden.

Bedroom Three

2.37m x 1.80m

(7'9" x 5'11")

Ideal single bedroom, nursery or home office.

Bathroom

1.96m x 1.65m

(6'5" x 5'5")

Comprising bath with shower over, wash hand basin and low-level WC.



OUTSIDE

The property benefits from enclosed gardens to both the front and rear.

The front garden is screened by mature evergreen hedging providing an excellent degree of privacy from the road whilst enhancing the property's kerb appeal.

A pathway leads to the main entrance with useful side access to the rear.

The rear garden provides an ideal outdoor family space with scope for landscaping and improvement.

INVESTMENT INFORMATION

Current Rental Income:

£895 per calendar month

Annual Income:

£10,740 per annum

The property is sold subject to the existing tenancy, making it ideal for buy-to-let investors seeking immediate rental income with future asset growth potential

LOCATION

Ridgacre Lane is one of Quinton's established residential roads comprising predominantly traditional semi-detached family homes.

The property enjoys an excellent position close to everyday amenities whilst remaining within easy reach of Birmingham City Centre.



SHOPPING & LEISURE

Residents benefit from an excellent range of shopping facilities including:

- Quinton Shopping Centre
- Ridgacre Road local shopping parade
- Tesco Superstore
- Asda Queslett Road
- Morrisons Halesowen
- Sainsbury's Oldbury
- M5 Retail Park
- Merry Hill Shopping Centre (approximately 20 minutes)

Nearby leisure facilities include:

- Woodgate Valley Country Park
- Lightwoods Park
- Harborne Golf Club
- Birmingham Rowheath Pavilion
- David Lloyd Leisure
- Local gyms and recreational facilities

SCHOOLS

The property is well positioned for a number of highly regarded schools including:

- Four Dwellings Primary Academy
- World's End Infant & Junior School
- Our Lady of Fatima Catholic Primary School
- Four Dwellings Academy
- Hillcrest School & Sixth Form Centre
- Bartley Green School
- Lordswood Girls' School & Sixth Form Centre



TRANSPORT

Excellent commuter links include:

- Regular bus services along Ridgacre Lane and Hagley Road West
- Easy access to Birmingham City Centre
- Junction 3 of the M5 Motorway within approximately five minutes
- Excellent connections to the M42 and wider motorway network
- Nearby rail services available from Smethwick Galton Bridge and University Station

Birmingham City Centre is approximately 5 miles distant.

MARKETING COMMENT

A traditional three-bedroom semi-detached family home occupying a prominent corner position within this popular residential location. Offering spacious accommodation together with gas central heating, double glazing and established gardens, the property is currently let to reliable tenants producing an immediate rental income of £895 per calendar month.

The property offers excellent long-term investment potential with scope to enhance both rental and capital value through future modernisation. Conveniently situated for local schools, shopping facilities, public transport and motorway links, this is an opportunity that will appeal equally to experienced landlords and investors seeking a quality addition to their portfolio.

GUIDE PRICE

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Viewing Strictly by Appointment



AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates
by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com

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1A King Edward Road
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[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

TENURE:

Freehold

SIZE:

Total Area
(Approx) 680 Sq.Ft

SERVICES:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

LOCAL AUTHORITY:

Birmingham City Council

COUNCIL TAX BAND : 'C'