



Asking Price £230,000

Ridgewood, Shard End, Birmingham, B34 6TD

**** NO UPWARD CHAIN ** FIVE BEDROOMS ** TWO WASH ROOMS ** TWO RECEPTIONS ****

This link-detached property is being offered with no upward chain and benefits from a front garden area, enclosed entrance porch, entrance hallway, DOWNSTAIRS SHOWER ROOM, TWO RECEPTION ROOMS, a family kitchen area, a UTILITY and a rear garden to the ground floor. To the first floor there is an open style landing area with storage, FIVE BEDROOMS and a family bathroom. The property does require modernisation throughout but offers a great size family home. Energy Efficiency Rating:- D

Approach

The property is approached via the public footpath leading to:-

Front Garden

Garden laid to lawn with a paved pathway leading to the double glazed door into:-

Entrance Porch

4'7" x 4'2" (1.40m x 1.27m)

Enclosed entrance porch with two storage cupboards (4'2" x 3'1" plus 4'2" x 2'3") housing the utility meters. Double glazed window to the front, panelling to the ceiling, and a further double glazed door to:-

Entrance Hallway

12'8" x 5'6" (3.86m x 1.68m)

Stairs rising to the first floor landing area, under stairs storage cupboard, tile effect flooring and a radiator (we have not been able to verify the item working due to utilities being switched off)

Downstairs Shower Room

6'4" x 5'8" (1.93m x 1.73m)

Suite comprised of a corner quadrant shower cubicle with an electric shower inset (we have not been able to verify the item working due to utilities being switched off) low flush WC and a pedestal wash hand basin. Partly tiled walls, tiling to the floor area, and a double glazed window to the front.

Lounge

20'1" x 12'7" (6.12m x 3.84m)

Two double glazed windows to the front, decorative coving finish to the ceiling, wood effect flooring, and a wood effect fire surround with a stone back ver hearth and an electric fire inset (we have not been able to verify the item working due to utilities being switched off) Door to the rear into:-

Dining Room

12'7" x 10'3" (3.84m x 3.12m)

Window to the rear, radiator (we have not been able to verify the item working due to utilities being switched off) wood effect flooring and a door to the side into:-

Kitchen

13'11" x 10'2" (4.24m x 3.10m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, radiator (we have not been able to verify the item working due to utilities being switched off) plumbing for a dishwasher (we have not been able to verify the item working due to utilities being switched off) a double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Further concertina door to the side into:-

Utility Room

10'4" x 4'6" (3.15m x 1.37m)

Range of base units with a work surface over, plumbing for a washing machine below (we have not

been able to verify the item working due to utilities being switched off) tile effect flooring, and a double glazed door tot he rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard (7' x 2'7") a further storage cupboard with double doors for access.

Bedroom One

12'7" x 10'7" (3.84m x 3.23m)

Double glazed window to the front, and wood effect flooring

Bedroom Two

10'8" x 10'7" (3.25m x 3.23m)

Double glazed window to the rear, and wood effect flooring.

Bedroom Three

11'5" x 9'5" (3.48m x 2.87m)

Double glazed window to the front and wood effect flooring

Bedroom Four

13'10" x 7'10" (4.22m x 2.39m)

Double glazed window to the rear

Bedroom Five

9'9" x 6'8" (2.97m x 2.03m)

Double glazed window to the front, and wood effect flooring



Bathroom

7'3" x 5'5" (2.21m x 1.65m)

Suite comprised of a panelled bath, low flush WC and a pedestal wash hand basin. Tiling to the walls, tile effect flooring and a high level double glazed window to the rear.

OUTSIDE

Rear Garden

Mixture of wall and fence borders with an access gate to the side leading to the public pathway. Block paved patio area, gravel flower bed area and a garden laid mainly to lawn.

Parking Space

We are advised the property has an allocated parking space which is present on the Land Registry document and is the middle space opposite the property within the cul-de-sac location.

Risk of Flooding

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile Coverage

Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2 Good outdoor
3 Good outdoor, variable in-home
Vodafone Good outdoor and Variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 83%
O2 76%
Three 78%
Voda 79%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband Coverage

STANDARD - Highest available download speed - 14 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - -- Mbps - Highest available upload speed - -- Mbps - Availability Good
ULTRAFAST- Highest available download speed - 1000 Mbps - Highest available upload speed - 100 Mbps - Availability Good

