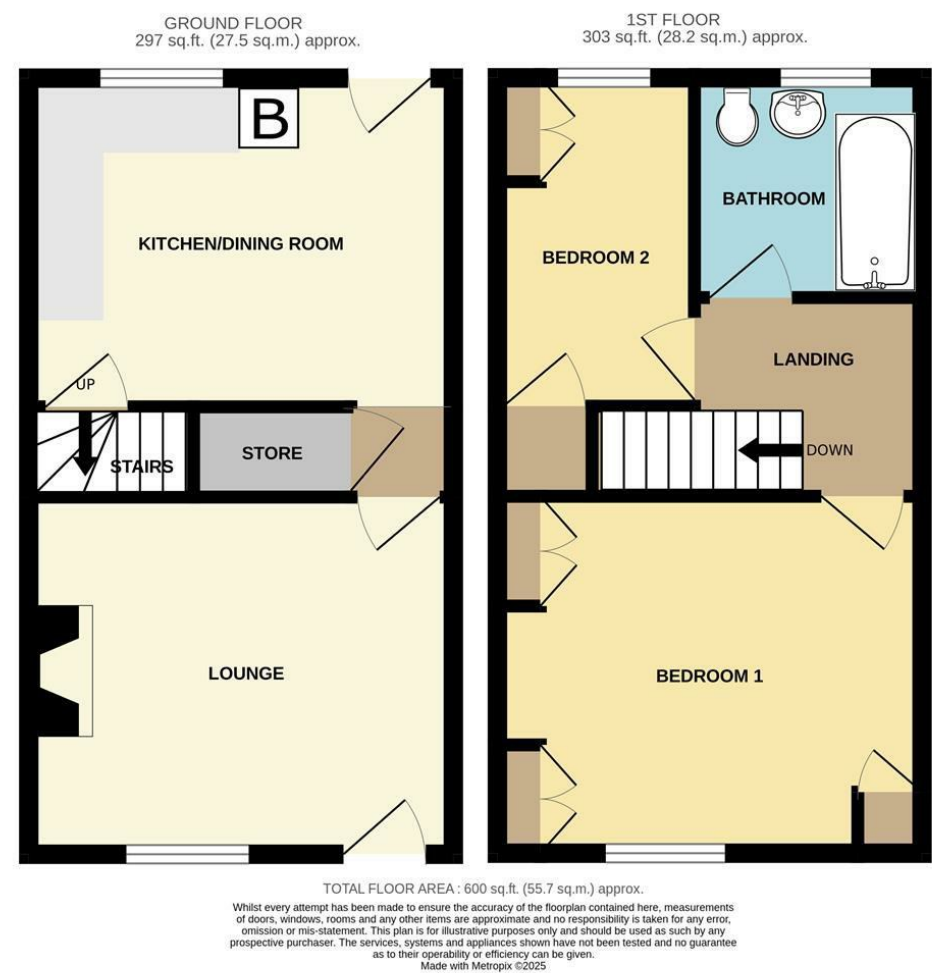


533 Ridgacre Road West, Birmingham, B32 1AT



## 533 Ridgacre Road West, Birmingham



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

#### \*\*NO UPWARD CHAIN\*\*

An attractive and well presented two bedroom mid-terraced property in this most popular of locations for schools, local amenities and transport links. The property briefly comprises: spacious lounge, lobby with storage cupboard, fitted kitchen/diner, two bedrooms and modern bathroom to first floor. The property further benefits from: gas central heating, double glazing and good sized private rear garden. A superb option for first time buyers. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: C

**£185,000 - Freehold**

Hicks Hadley





**Spacious Lounge 12'10 x 10'9 (max) (3.91m x 3.28m (max))**

Having central heating radiator, electric fire, double glazed front door, double glazed window to front elevation and door into:

**Lobby**

With door into walk in storage cupboard and access into:

**Kitchen/Diner 12'8 x 10' (max) (3.86m x 3.05m (max))**

Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, plumbing for automatic washing machine, space for fridge, breakfast bar area, wall mounted Worcester boiler, central heating radiator, double glazed window to rear elevation, ceramic tiling, obscured double glazed door into garden and door to stairs.

**Landing**

With doors into:

**Bedroom One 11'7 x 10'9 (3.53m x 3.28m)**

With integrated wardrobes, integrated cupboard, central heating radiator and double glazed window to front elevation.

**Bedroom Two 10'11 x 5'11 (max) (3.33m x 1.80m (max))**

With integrated wardrobe, integrated cupboard, integrated drawers, central heating radiator and double glazed window to rear elevation.

**Bathroom 6'8 x 6'5 (2.03m x 1.96m)**

Having panel bath, shower over, low flush wc, pedestal wash hand basin, central heating radiator and obscured double glazed window to rear elevation.

**Outside**

Front: With low level wall, iron railings and gate revealing steps up to front entrance door.

Rear: Having patio area leading to rear gate along right hand pathway and having adjacent lawn with tree towards rear border.

**Agents Note**

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: C

Council Tax Band: B



All mains services are connected.

Broadband/mobile coverage please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

