



**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 to the 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

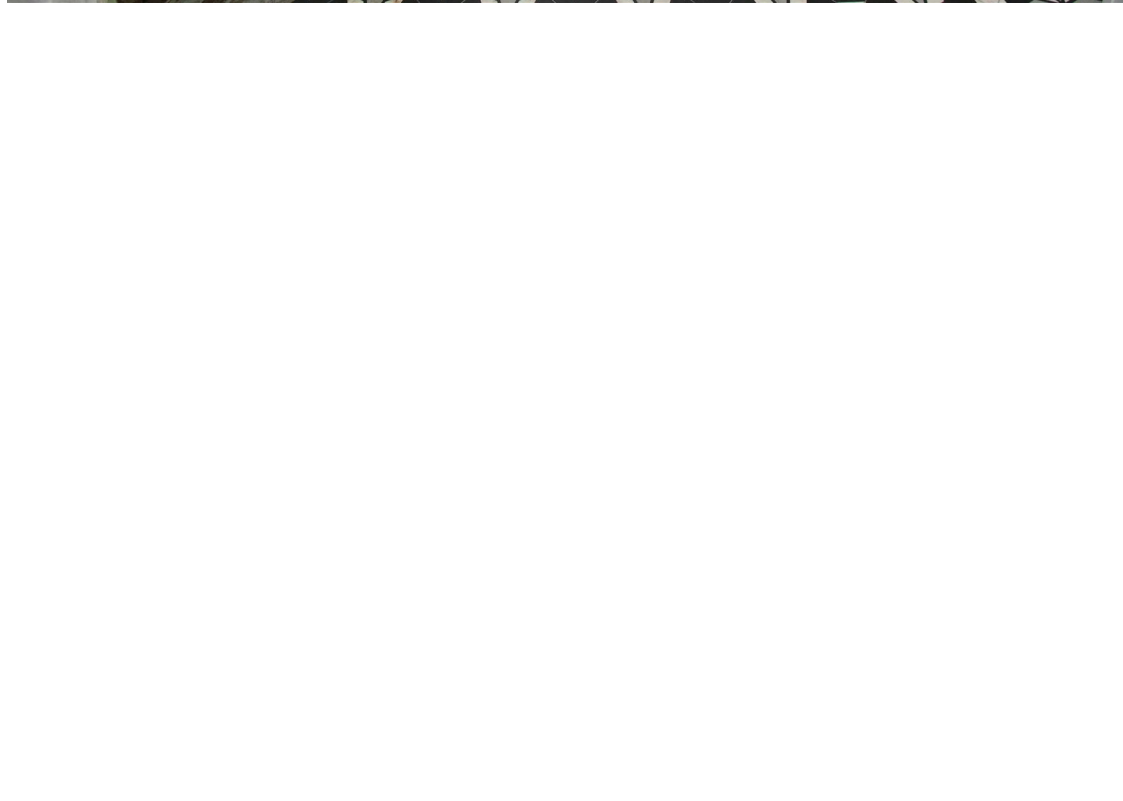
**13'10" x 7'10" (4.22m x 2.39m)**

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

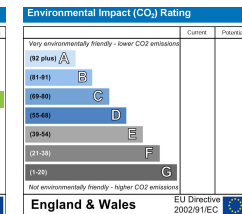
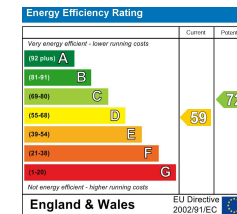
ULTRAFAST- Highest available download speed

- 1000 Mbps - Highest available upload speed -

100 Mbps - Availability Good



Total area: approx. 133.1 sq. metres (1432.3 sq. feet)



**PRIME ESTATES**

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