

**A TRADITIONAL TWO BEDROOM TERRACE HOME IDEAL FOR THE
FIRST TIME BUYER IN A POPULAR LOCATION**



**8 RIPPLE ROAD
STIRCHLEY
BIRMINGHAM
B30 2RB**

- Excellent location close to Stirchley centre and local facilities
- Entry house with extra first floor space
- Two living rooms, fitted kitchen
- Two double bedrooms
- Lovely modern first floor bathroom with shower

Offers around £249,950 stc

A delightful two bedroom terrace home in Stirchley close to local amenities, good transport links into the City and beyond, adjacent to Rea valley cycle route to Birmingham. The house enjoys the benefit of extra space on the first floor as the accommodation spans the entry and is well presented with gas central heating and double glazing. Early viewing is recommended and the house will be sold with no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with an neat enclosed front garden with pathway leading to the recessed entrance.

ENTRANCE HALL With a upvc double glazed entrance door, radiator, door to the front living room and opening to the rear reception room.



BRIGHT FRONT LIVING ROOM 12' 10" (into bay) x 8' 10"

Double central heating radiator, uPVC double glazed bay window to the front with venetian blinds, ceiling cornices.

REAR RECEPTION ROOM 12' 0" x 11' 10"

Entered via a lobby area with understairs cloaks cupboard leading off, upvc double glazed window to the rear with venetian blind, double central heating radiator, stairs leading off and door to the kitchen.



FITTED KITCHEN 13' 1" x 6' 7"

Fitted with a range of wall and base units with grey fascias and dark grey worktops, inset one and half bowl sink with mixer tap, space and plumbing for washing machine, further appliance space, uPVC side door to the garden and double glazed window. Tiled splashbacks, gas cooker point, cooker hood, double central heating radiator, extractor fan and vinyl flooring.

FIRST FLOOR

Landing area with radiator. Useful Storage recess with wall mounted 'Main' gas fired central heating boiler.

Doors off to:-

BEDROOM ONE 11' 2" x 13' 10" a really spacious main bedroom with upvc double glazed window with venetian blind to front and central heating radiator.

BEDROOM TWO 12' 2" x 10' 11" a second double bedroom with a upvc double glazed window to rear with venetian blind, central heating radiator, and built in storage cupboard with loft access.



MODERN HALF TILED BATHROOM with a white suite of panel bath, low level WC, wash basin on vanity unit, corner shower enclosure with thermostatic mixer shower, chrome ladder style heater, upvc double glazed window with obscure glass, recessed ceiling spotlighting, extractor fan and vinyl flooring.



OUTSIDE

GOOD SIZED REAR GARDEN approached concrete patio area, pathway to the side of a lawned area and fencing to boundaries. Brick built Garden Store.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC **D 61**

COUNCIL TAX Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.