



175 Ridgacre Road, Birmingham, B32 1HY

Asking Price £155,000

Hadleigh Estate Agents are delighted to offer this top floor flat for sale, offered with no upward chain. Located conveniently on Ridgacre Road the property is within easy reach to local amenities, including excellent transport links to Harborne High Street boasting an array of bars, restaurants and shops. Also links into Birmingham City Centre and nearby motorway networks.

The property briefly comprises, entrance hallway, spacious lounge diner, fitted kitchen diner, two double bedrooms, bathroom and separate guest WC. The property further benefits from a storage cupboard set on the ground floor.

Hallway

Spacious hallway, carpet, two ceiling light points, storage cupboard and central heating radiator.

Lounge Diner



Feature fireplace, carpet, two ceiling light points, two double glazed windows to front elevation, coving and two central heating radiators.

Kitchen



Fitted kitchen with a range of wall and base units, plumbing for washing machine and boiler. Breakfast bar area, partially tiled splashbacks and double glazed windows to rear elevation.

Bedroom One



Ceiling light point, carpet flooring, double glazed windows to front elevation and central heating radiator.

Bedroom Two



Ceiling light point, carpet flooring, fitted wardrobes, central heating radiator and double glazed window to rear elevation.

Bathroom



Partially tiled bathroom with double glazed window to rear elevation and ceiling light point. Mains shower over bath, hand wash basin and radiator.

WC



Low level flush WC and opaque window.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Ground Rent - Annual ground rent is £10, payable £5 every 6 months.

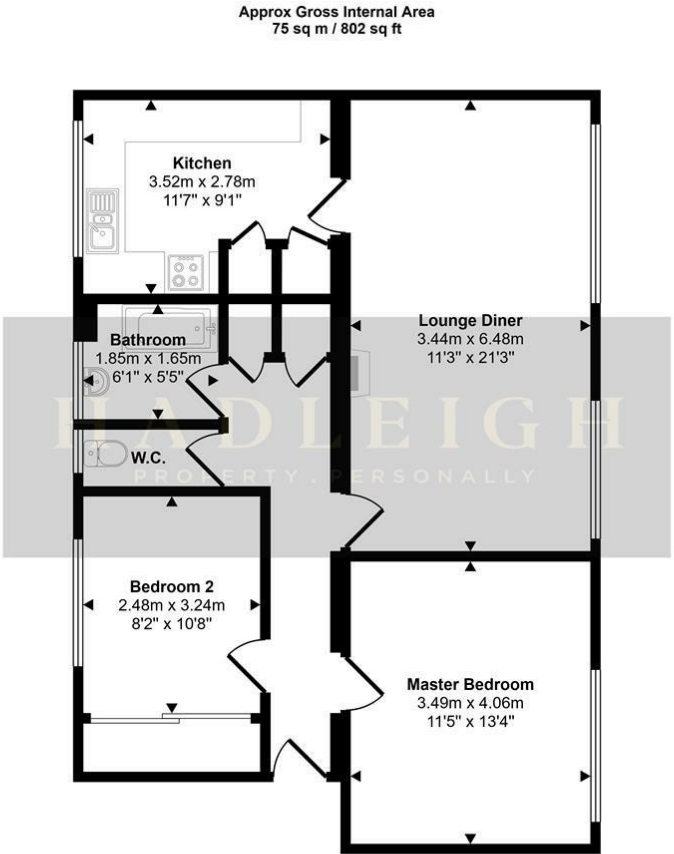
Service Charge - Approx £280.00

Length Of Lease - 88 years remaining

EPC - TBC

Council Tax Band - A

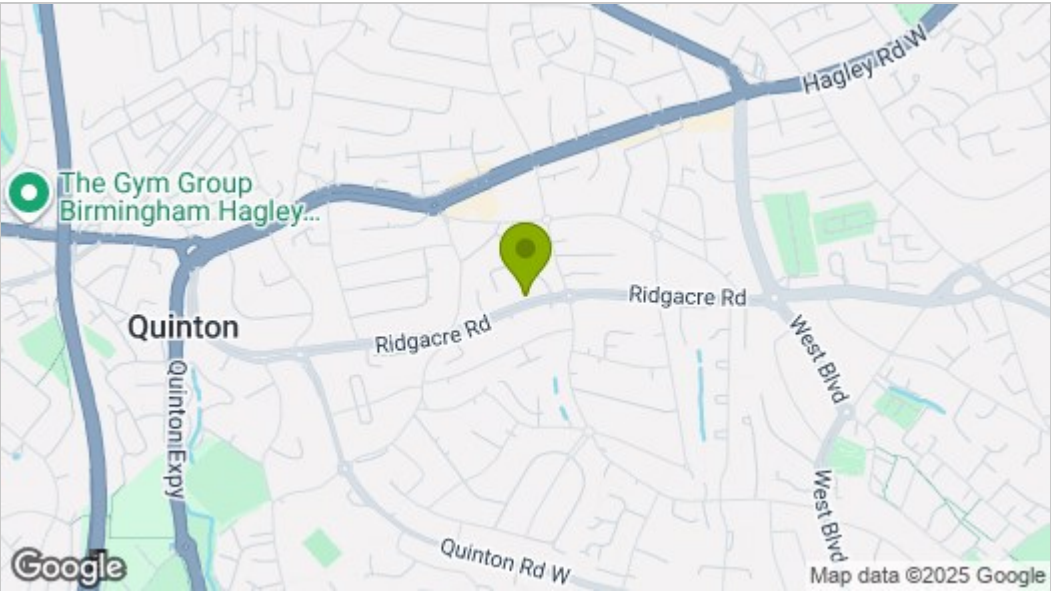
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

