



Rickyard Piece, Quinton BIRMINGHAM B32 2QN

welcome to

Rickyard Piece, Quinton BIRMINGHAM

The property is situated in the Quinton area, a well-established and popular residential suburb of Birmingham. The location benefits from a range of local amenities including shops, supermarkets, and schools, as well as convenient transport links offering easy access into Birmingham city centre



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

Set back behind front garden, leads on a porch.

Kitchen

Double glazed window to the front elevation, modern newly fitted kitchen matching wall and base units, space for fridge freezer, integrated oven and hob, panelled radiator, ceiling light point, electrical sockets double sink and drainer tiled to splash prone areas

Lounge

Double glazed patio doors to rear elevation, panelled radiator, ceiling light point, TV point, electrical sockets cream carpet throughout.

Ground Floor W.C.

Having internal double-glazed frosted window to front elevation, ceiling light point, panelled radiator, low flush w.c., hand wash basin

Landing

ceiling light point, loft access, stairs and doors off.

Bedroom One

Having double glazed windows to front elevation, space for wardrobes, ceiling light point, panelled radiator, electric sockets, cream carpet throughout

Bedroom Two

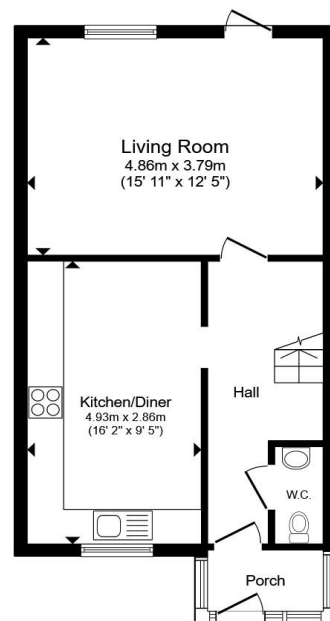
Having double glazed windows to rear elevation, space for wardrobes, ceiling light point, panelled radiator, electric sockets, cream carpet throughout

Bedroom Three

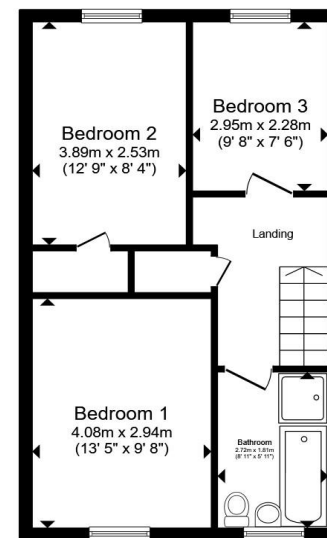
Having double glazed windows to rear elevation, space for wardrobes, ceiling light point, panelled radiator, electric sockets, cream carpet throughout

Family Bathroom

Panelled bath with shower overhead, double glazed frosted window to front elevation, ceiling light point, wall mounted radiator, low flush w.c., hand wash basin, fully tiled and separate shower cubical



Ground Floor



First Floor

Total floor area 88.0 m² (947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Rickyard Piece, Quinton BIRMINGHAM

- Three well-proportioned bedrooms
- Spacious rear-facing living room
- Open-plan kitchen and dining area
- Direct access to the rear garden
- Convenient downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of
£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HBN112532 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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