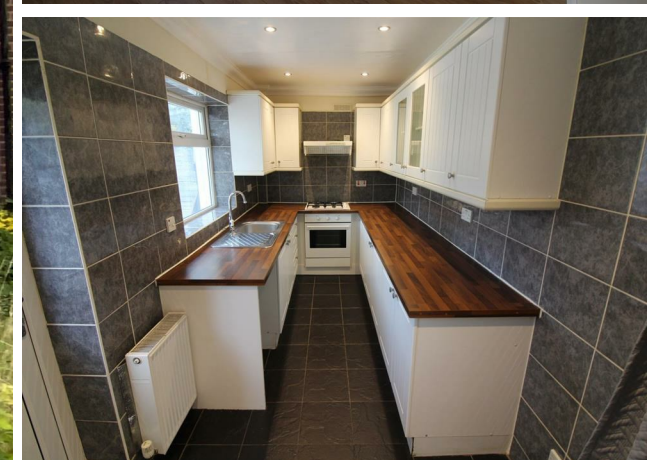




The Riddings, Stechford, Birmingham B33 9BX
£199,950

archerbassett
LETTINGS AND SALES

****EXCELLENT INVESTMENT OR FIRST TIME PURCHASE**** A well presented two bedroom semi detached family home located in a desirable location close to local amenities and Kingfisher Country Park. Briefly comprising of a spacious lounge with laminate flooring and feature fireplace, modern fitted kitchen with integrated electric oven & gas hob leading through to a bright conservatory with French doors to garden. To the first floor there are two double bedroom and a fully tiled family bathroom with white suite to include P-Shaped bath with electric shower over, W/C and hand wash basin. The property also benefits from double glazing, gas central heating, a good size rear garden which is laid to lawn and off road parking for two cars.

Lounge
12'0" x 6'7" (3.67m x 2.00m)

Double glazed window to front, spacious lounge with laminate flooring, under stair storage cupboard and feature fireplace,

Kitchen
6'5" x 16'4" (1.96m x 4.98m)

Double glazed window to rear, modern fitted kitchen with a range of wall and base units, wood effect worktop and integrated gas hob and electric oven.

Conservatory
7'7" x 8'7" (2.32m x 2.61m)

Full height double glazed pains allowing for plenty of natural light with French doors leading to garden.

Bedroom 1
9'10" x 16'8" (2.99m x 5.09m)

Two double glazed windows to front, spacious double room with carpet.

Bedroom 2
9'0" x 9'9" (2.75m x 2.97m)

Double glazed window to rear, double room with carpet.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bathroom
6'7" x 6'2" (2.00m x 1.87m)

Double glazed window to rear with privacy glass. Fully tiled bathroom with white suit to include P-Shaped bath with electric shower over, W/C and hand wash basin

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.

2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.

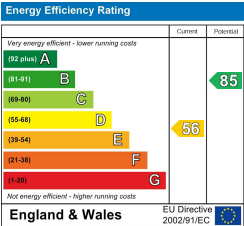
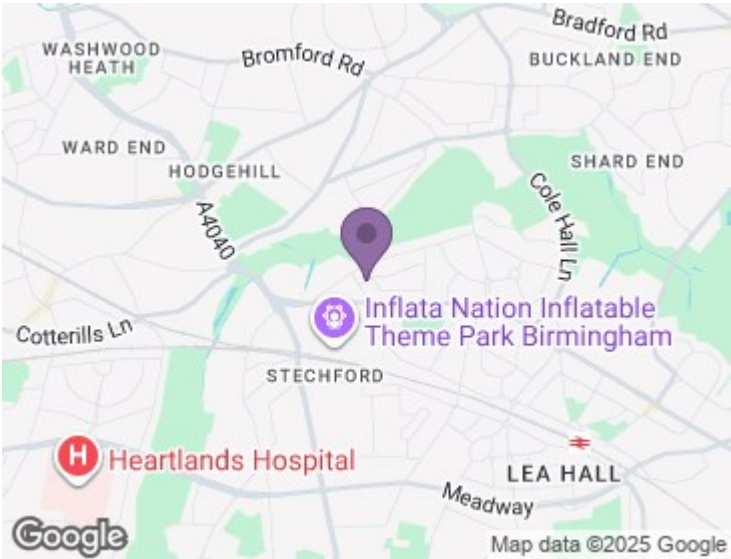
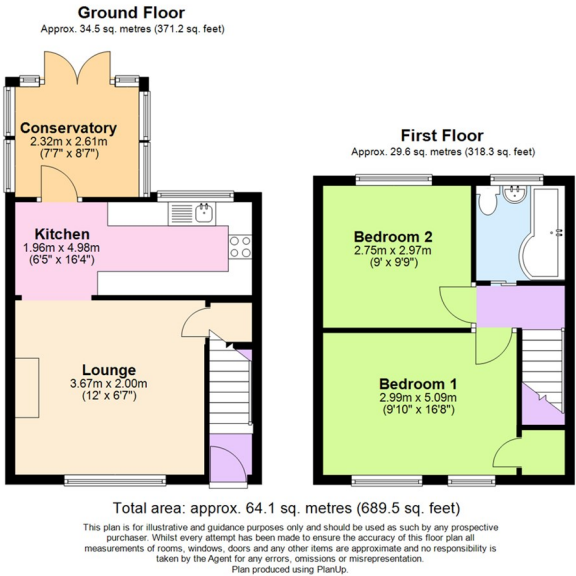
3. These particulars do not constitute part or all of an offer or contract.

4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.

5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk