



The Ridgeway, Erdington
Birmingham, B23 7TH

Offers Over £170,000

Erdington

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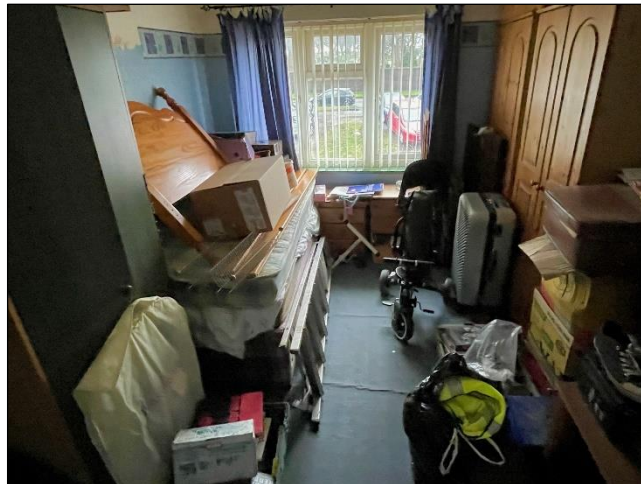
Offered with no upward chain, this larger style three bedroom terraced family home is ideal for First Time Buyers and offers excellent scope to improve further.

Set behind a grassed verge, the property has a front garden and a path leads to the recessed porch with a door to the entrance hall which has stairs off and is open plan into the through lounge / dining room which has a bay window to the front, two feature fireplaces, patio doors to the garden and an understairs storage cupboard with a single glazed window to the side entry. The kitchen has been enlarged and has a range of units with a built in oven and hob, spaces for a washing machine and fridge freezer and a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the rear and an airing cupboard, the second bedroom is also a double with a window to the front whilst the third bedroom is an excellent size and has a window to the front. The bathroom has a bath, wash basin and WC, wall tiling and a window to the rear.

Outside the rear garden has a slabbed patio leading to the lawn with a fishpond, central path, shared side entry and this double glazed home must be viewed.





Property Specification

NO UPWARD CHAIN
LARGER STYLE TERRACED FAMILY HOME
THREE BEDROOMS
IDEAL FOR FIRST TIME BUYERS
SPACIOUS MASTER BEDROOM

Open Plan Lounge / Dining Room
8.63m (28'4") into bay x 3.70m (12'2")

Kitchen
4.19m (13'9") x 1.76m (5'9")

Bedroom 1
4.27m (14') x 2.84m (9'4")

Bedroom 2
3.64m (11'11") x 2.85m (9'4")

Bedroom 3
3.53m (11'7") max x 2.28m (7'6")

Bathroom
2.28m (7'6") x 2.05m (6'9")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th March 2024

Viewer's Note:

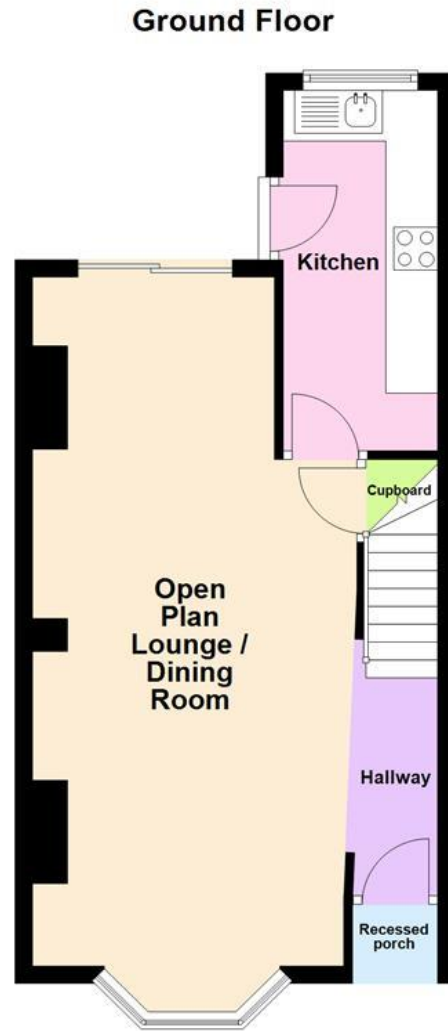
Services connected: Mains Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		14
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

