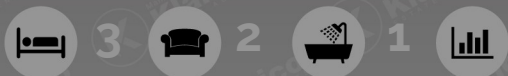


Ridge Close,



£375,000

Ridge Close,

- 2 Reception Rooms
- Gas Central Heating
- Conservatory
- Good Condition
- 3 Bedrooms
- Double Glazing
- Impressive Kitchen/Diner
- Ideal Family Home

Tenure: Freehold

Council Tax Band: C

KLARICO Estate Agents proudly present this 3-bedroom semi-detach property situated within Birmingham. This property offers a spacious kitchen/diner. This property would be ideal for First Time Buyers alongside Investors. Book you're viewing now to avoid disappointment!

Welcome to Ridge Close, Birmingham - a charming semi-detached house that offers a perfect blend of comfort and style. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

Step inside this lovely home and discover a well-appointed bathroom, ensuring convenience for all residents. The spacious kitchen is a true highlight, providing the perfect setting for culinary adventures and family meals. Additionally, the property features a conservatory, offering a tranquil space to enjoy a cup of tea while basking in the natural light.

With a generous 1,636 sq ft of living space, this residence provides ample room for all your needs. Parking will never be an issue with space for three vehicles, making coming home a breeze. The beautiful garden is a peaceful retreat where you can relax, host summer barbecues, or simply enjoy the fresh air.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the warmth and comfort that Ridge Close has to offer.

Lounge

4.50 x 4.00 (14'9" x 13'1")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Dining Room

Double glazed bay window to rear, double glazed Door to rear, laminate flooring, ceiling lights, skirting, coving to ceiling

Kitchen

6.50 x 5.70 (21'3" x 18'8")

Double glazed windows to side and rear, tile flooring, tiled walls, wall mounted radiator, ceiling lights, generous number of storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

Conservatory

5.60 x 3.20 (18'4" x 10'5")

Double glazed window Throughout, laminate flooring

Bedroom 1

4.30 x 3.50 (14'1" x 11'5")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

4.00 x 3.10 (13'1" x 10'2")

Double glazed bay window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

3.20 x 2.10 (10'5" x 6'10")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

Bathroom

3.60 x 2.50 (11'9" x 8'2")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower, pedestal wash with separate taps

Garden

Spacious garden, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

Garage

4.80 x 2.10 (15'8" x 6'10")

Double glazed window, ceiling light

Lean To

6.50 x 1.60 (21'3" x 5'2")

Directions



Ridge Close,



Ridge Close,



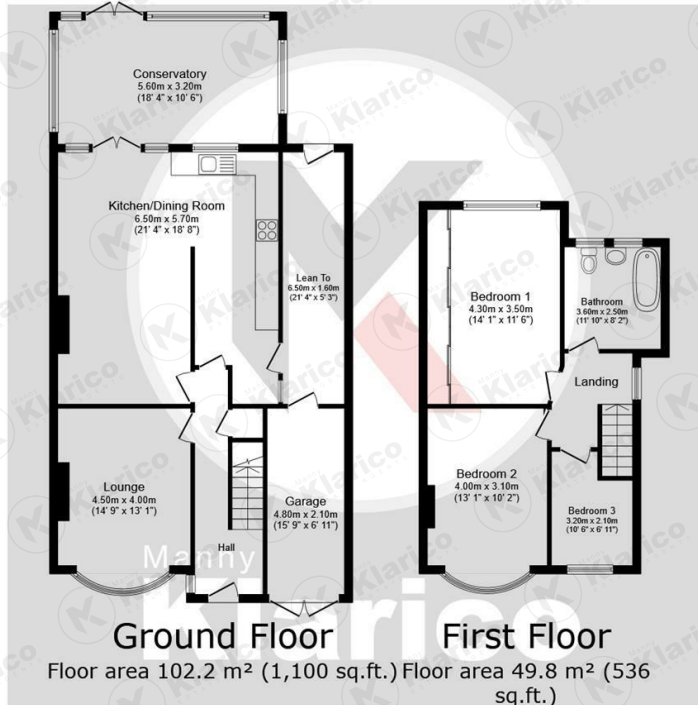
Ridge Close,



Ridge Close,



Manny
Klarico
ESTATE AGENTS



TOTAL: 152.0 m² (1,636 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

