

for sale

offers in the region of **£225,000** Freehold



Ridgeway Edgbaston Birmingham B17 8JD

Traditional terrace property, comprises of; two reception rooms, fitted kitchen, three bedrooms, ground floor family bathroom, first floor W/C and rear garden. Call our residential sales team today to register your interest and get your viewing booked in on 0121 420 3611.



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Property Details

Front Aspect

Reception Room 12' 1" x 11' 4" (3.68m x 3.45m)

This front reception room has a double glazed bay window to the front aspect, having wood laminate flooring, radiator and a ceiling light point.

Reception Room 2 12' 4" x 12' 1" (3.76m x 3.68m)

With a double glazed window to the rear aspect, wood laminate flooring, ceiling light point and a radiator.

Giving access to the first floor and kitchen.

Kitchen 6' 5" x 15' 1" (1.96m x 4.60m)

Fitted kitchen with base units and a wall unit, sink/dryer, double glazed window to side aspect, door out to garden, part tiled walls, plumbing for washing machine, ceiling light point and radiator.

Bathroom

Nice sized family bathroom with frosted double glazed window to rear aspect. With a large shower cubicle. w.c and hand wash basin. With central heating radiator and ceiling light point.

Bedroom 1 12' 4" x 9' 1" (3.76m x 2.77m)

Nice sized double bedroom positioned at the front of the property, with a double glazed window to front aspect, radiator and ceiling light point.

Bedroom 2 12' 1" x 11' 1" (3.68m x 3.38m)

Situated at the rear of the property this bedroom has double glazed window, laminated flooring, a radiator and a ceiling light point.

W/C

Bedroom 3 6' 2" x 9' 8" (1.88m x 2.95m)

Situated at the rear of the property this bedroom has double glazed window, laminated flooring, a radiator and a ceiling light point.

Rear Garden





To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: C

Property Ref: BEA311489 - 0006

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.focalagent.com

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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