



The Ridgeway, Erdington  
Birmingham, B23 7TG

Offers in Excess of £200,000



# Erdington

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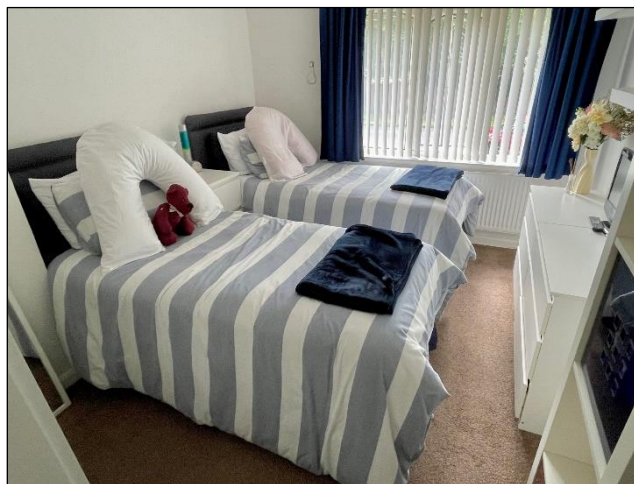
Perfect for a growing family, this immaculately presented larger style three-bedroom family home is located on this highly sought after road and benefits from a first floor bathroom as well as two reception rooms.

Situated opposite Witton Cemetery, the property has a driveway, and is accessed via a porch which opens into a reception hall with stairs off with a door to the open plan lounge / dining room which has a bay window to the front, feature fireplace, storage cupboard off and patio doors leading out to the garden. The kitchen is open from the dining room and has fitted units with spaces for a cooker, washing machine, tumble dryer whilst a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a double with three excellent size bedrooms, the master is a well-proportioned double with a window to the rear and fitted wardrobes to one wall, the second bedroom is a double with a window to the front whilst the third bedroom is an excellent size and has a window to the front and a fitted wardrobe. The modern bathroom has a white suite with a shower over the bath and a window to the rear.

Outside the delightful rear garden forms a particular feature and has a high degree of privacy with a patio area providing ample space for a table and chairs, there is a good size lawned area, well tended flower borders and a shared side passage.

Viewing is advised to avoid disappointment of this double glazed and centrally heated home.







## Property Specification

IMMACULATELY PRESENTED  
LARGER STYLE FAMILY HOME  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
FITTED KITCHEN

**Reception Hall**  
1.16m (3'9") x 0.81m (2'8")

**Lounge Area**  
4.20m (13'9") into bay x 3.63m (11'11")

**Dining Area**  
4.24m (13'11") x 3.73m (12'3")

**Kitchen**  
3.51m (11'6") x 1.80m (5'11")

**Bedroom One**  
4.24m (13'11") x 2.88m (9'5")

**Bedroom Two**  
3.65m (12') x 2.89m (9'6")

**Bedroom Three**  
2.73m (8'11") x 2.28m (7'6")

**Bathroom**  
2.28m (7'6") x 2.06m (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:

### Viewer's Note:

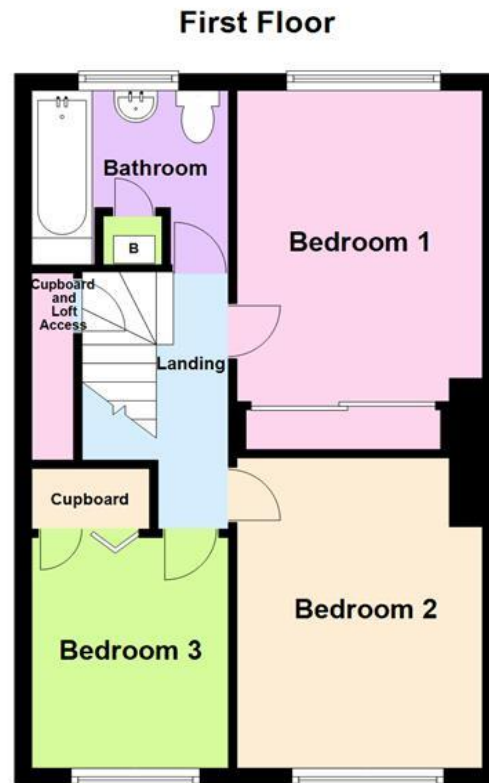
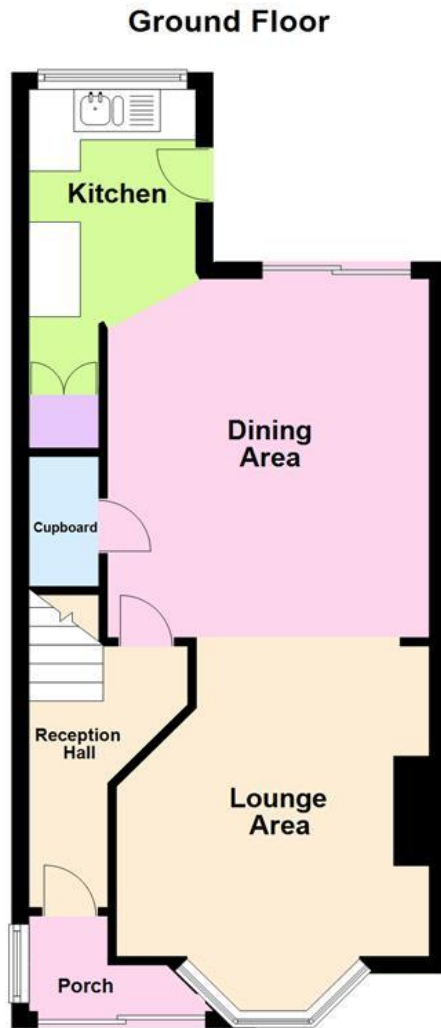
Services connected: Gas, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

