



The Ridgeway, Erdington, Birmingham

burchell
edwards

The Ridgeway, Erdington, Birmingham, B23 7TB

for sale offers in the region of
£220,000



Property Description

Set on a well-established residential road in Erdington, The Ridgeway is a well-proportioned three-bedroom family home offering a practical layout, generous room sizes and a rear garden with genuine usable space. This is a property that delivers function first, with the kind of footprint that works day to day and still gives you scope to refine and elevate over time.

The ground floor centres around a substantial dining room, sized to comfortably take a full dining suite and additional furniture, making it the natural hub for family life and entertaining. The kitchen sits adjacent, arranged in a straightforward and efficient configuration with a range of fitted units and work surfaces, ideal for routine family use. A ground floor bathroom adds valuable flexibility and convenience, especially for busy households.

To the first floor, the accommodation continues with three bedrooms that are sensibly scaled for a family home. The principal bedroom is a strong double, the second also accommodates a double bed comfortably, and the third offers a versatile option as a child's room, office or guest space. The layout is clean, with rooms accessed from the central landing, keeping the upstairs practical and easy to live in.

Externally, the property benefits from a generous rear garden providing space for outdoor seating, play and future landscaping potential. The location remains a key strength, positioned for access to Erdington's amenities, transport links and everyday conven

Dining Room

A generous main reception space forming the heart of the home, offering excellent room for a dining suite and additional furniture. Ideal for everyday family living and hosting.

Kitchen

Fitted kitchen arranged in a practical layout with work surfaces, storage and appliance space, positioned directly off the dining room for convenience.

Bathroom

Ground floor bathroom fitted with a panelled bath, WC and wash hand basin, providing useful practicality for family life.

Bedroom One

Spacious principal bedroom with ample room for a double bed and supporting furniture.

Bedroom Two

Well-proportioned second bedroom, comfortably accommodating a double bed, ideal for children, guests or a secondary main room.

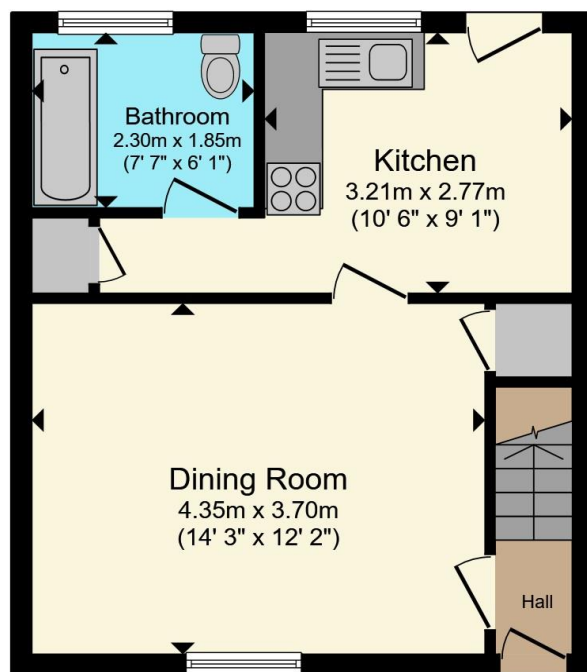
Bedroom Three

A versatile third bedroom, well suited to a child's room, home office or guest room.

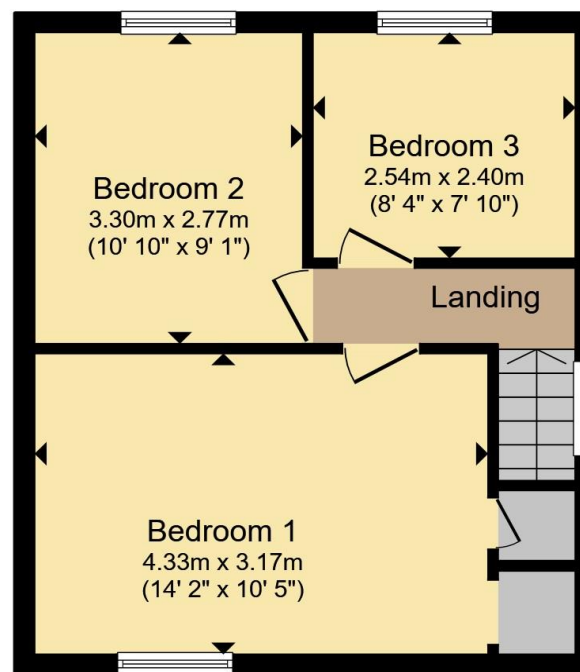








Ground Floor



First Floor

Total floor area 73.1 m² (787 sq.ft.) approx

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.propertybox.io



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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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