

The Ridgeway
Erdington Birmingham

burchell edwards

The Ridgeway
Erdington Birmingham B23 7TB

for sale offers over
£200,000







Property Description

Long Term Tenant - Guaranteed Income - Rent Increase Opportunity

A solid three bedroom property with a long standing tenant of 8 years, currently generating £900 PCM, with clear potential to increase to £1,100 PCM in line with current market rents. This provides a stable, income producing investment with zero void risk and a proven tenancy history.

Located in a popular residential area of Erdington, the property appeals strongly to long term renters and offers investors dependable income with scope to enhance yield immediately.

This property offers a rare combination of long term tenant security and clear rental uplift potential, making it highly attractive to investors seeking dependable returns in the Birmingham market.

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.







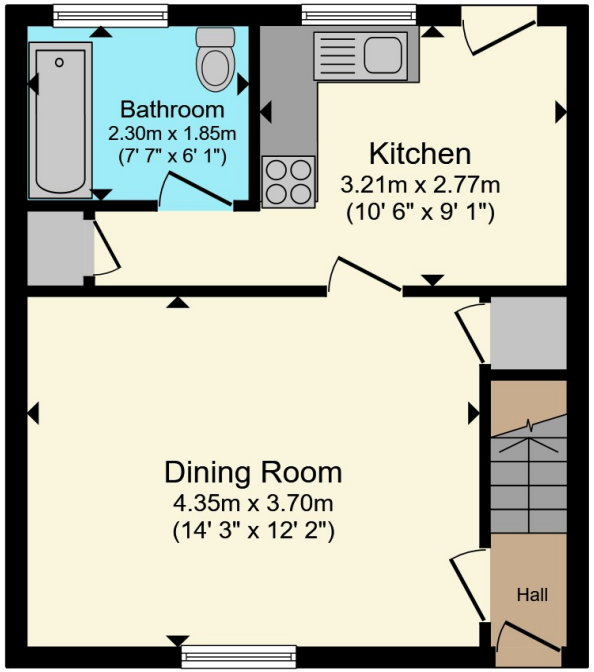




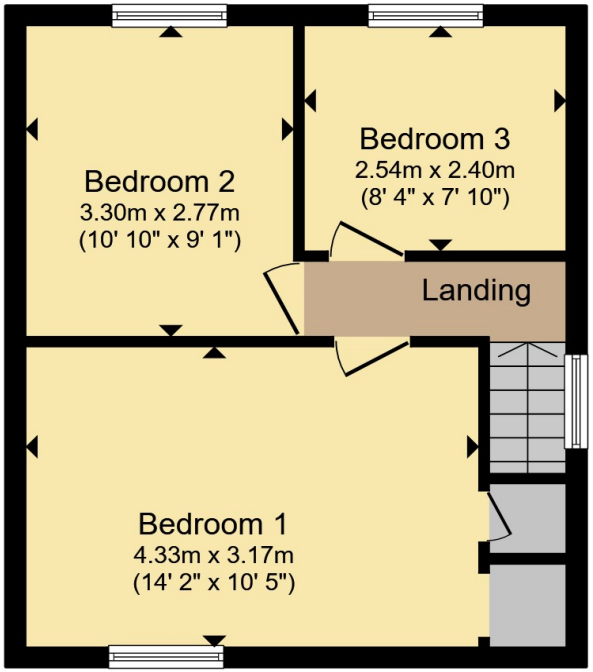








Ground Floor



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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To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207636

The Property Ombudsman

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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