Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk

The Ridgeway, Erdington
Birmingham, B23 7TE

Offers Over £190,000

Erdington

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Offered with no upward chain this three-bedroom mid terraced property situated on The Ridgeway is in a popular residential location and is ideal for First Time Buyers or investors.

Approached via a walled front garden the property is entered via a storm porch and through to the hallway leading off to the first reception room to the front which benefits from a bay window. The large rear reception room is ideal as a dining space and features patio doors to the garden. The kitchen is located to the rear of the property and is appointed with a sink and work surfaces, the boiler is wall mounted and there is space for a cooker.

Upstairs, the property benefits from three bedrooms. There are two generous double bedrooms and the third bedroom is also a great size. The bathroom to the rear is appointed with a WC, wash basin and bath with shower over and there is also a cupboard on the landing. Outside, the garden benefits from both patio and lawn areas along with access to the front of the property. This gas centrally heated and double-glazed property offers great scope and must be viewed.

Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
MID TERRACED
IDEAL FOR FIRST TIME BUYERS
TWO RECEPTION ROOMS

Lounge
4.19m (13'9") into bay x 3.61m (11'10")

Dining Room
4.25m (13'11") max x 3.70m (12'2")

Kitchen
2.71m (8'11") x 1.81m (5'11")

Bedroom 1
4.28m (14'1") x 2.86m (9'4")

Bedroom 2
3.63m (11'11") x 2.86m (9'4")

Bedroom 3
3.52m (11'7") max x 2.28m (7'6")

Bathroom
2.24m (7'4") 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: 30th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

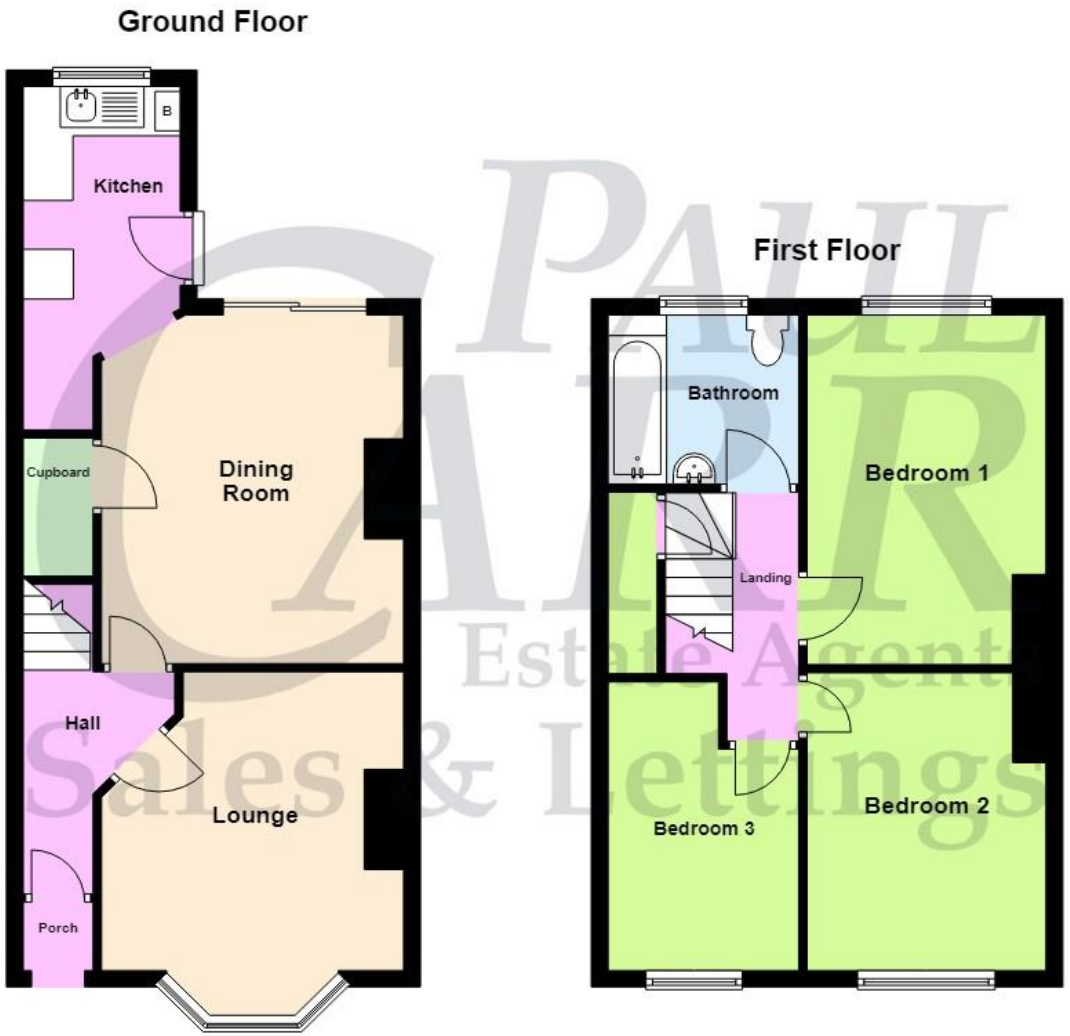
Services connected: Gas Electric Water Drainage

Council tax band: B

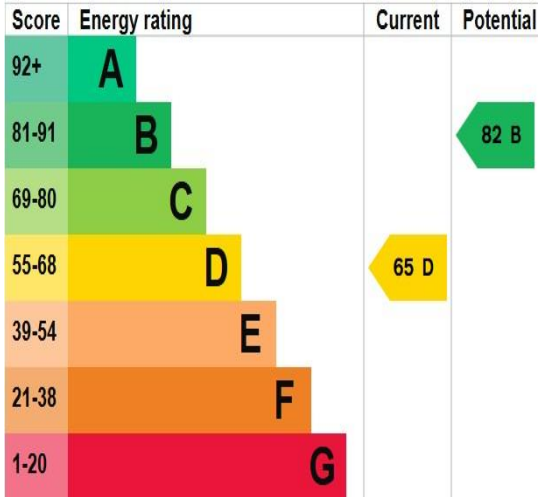
Tenure: Freehold

Floor Plan

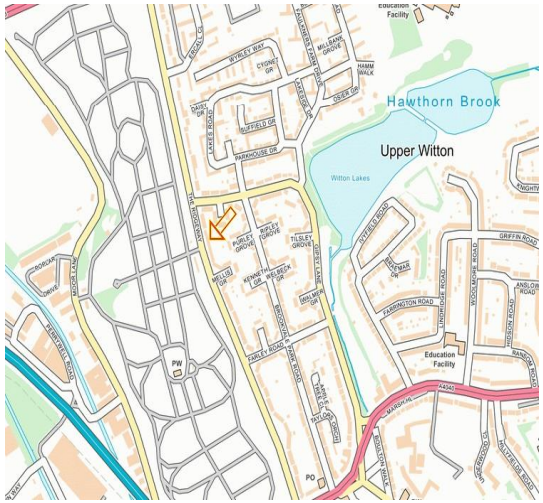
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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