



smarthomes

## Ridge Close

Kings Heath, Birmingham

- An Extremely Well Presented & Extended Semi-Detached Property
- Three Bedrooms Plus a Separate One Bedroom Annex
- Two Lounge's, Utility Room & Four Piece Family Bathroom
- Superb Extended Kitchen Diner/Family Room

**£550,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

A beautifully presented and substantially extended semi-detached family home benefiting from a separate annex for multi-generational living. Offering accommodation comprising two lounges, a superb extended open plan family kitchen/diner, utility room, guest W.C, three good size bedrooms and a modern four piece family bathroom. The separate annex offers accommodation comprising a spacious lounge with kitchenette, guest W.C, double bedroom with dressing room and a four piece bathroom. The property further benefits from a landscaped West facing rear garden and driveway parking

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



## Rooms & Measurements

Lounge One to Front 4.67m x 3.33m (15'4" (into bay) x 10'11")

Lounge Two 4.78m x 2.84m (15'8" (max) x 9'4")

Superb Extended Family Kitchen/Diner 5.74m x 6.1m (18'10" x 20'0" (max to bi-folding doors)

Utility Room 2.11m x 2.01m (6'11" x 6'7")

Bedroom One to Front 4.83m x 3.02m (15'10" x 9'11")

Bedroom Two to Rear 4.32m x 3.05m (14'2" x 10'0")

Bedroom Three to Front 3.02m x 2.11m (9'11" x 6'11")

Modern Family Bathroom to Rear 2.44m x 2.36m (8'0" x 7'9")

Annex Lounge/Kitchenette to Rear 4.44m x 4.24m (14'7" x 13'11")

Annex Double Bedroom to Rear 3.23m x 5.87m (10'7" x 19'3" (max)

Annex Dressing Room 2.06m x 1.88m (6'9" x 6'2")

Four Piece Annex Bathroom 2.29m x 2.9m (7'6" x 9'6" (max)



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