



## 53 Ridgeway, Edgbaston

£235,000 Freehold

Hadleigh Estate Agents are delighted to offer this three bedroom terraced property for sale. Boasting a completed chain the property boasts move in ready accommodation and is conveniently located for all local amenities and access into Birmingham City Centre.

In brief the property comprises of, driveway parking, two reception rooms and galley kitchen. To the rear is a family bathroom whilst upstairs benefits from three good sized bedrooms and additional WC.

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### **Location**

Ridgeway is conveniently located for easy access into Birmingham City Centre, with excellent transport links on offer. Local amenities are close at hand, along with a handful of nearby schools.

### **Lounge**

Spacious lounge comprising stairs to first floor accommodation. Window to rear elevation, ceiling light point and central heating radiator.

### **Dining Room**

Spacious reception room, making for an ideal formal dining room or additional snug room. Comprising bay window to front elevation, central heating radiator and ceiling light point.



### **Kitchen**

Galley fitted kitchen boasting a range of base and wall units, gas cooker and plumbing for utilities. Partially tiled splashbacks, window to side elevation and patio door leading to the garden. Ceiling light point and housing boiler.





### **Bathroom**

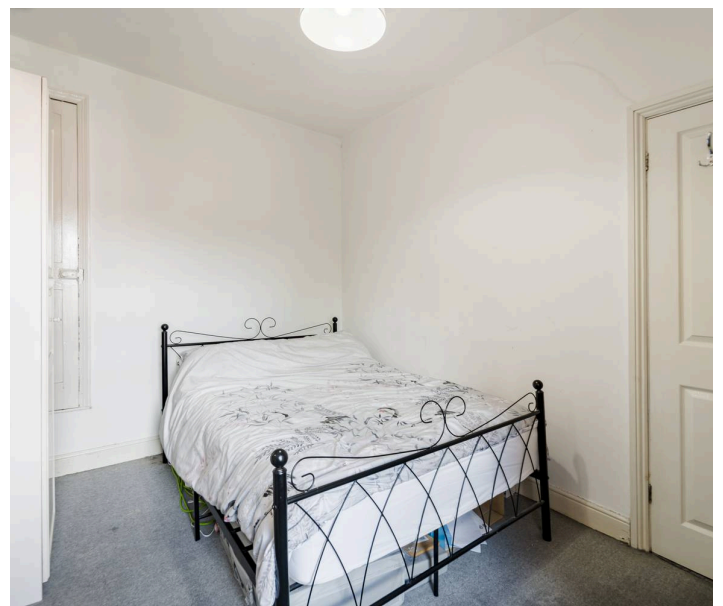
Modern bathroom suite offering fitted bath and shower over, low level flush WC and vanity unit. Ceiling light point and obscure glazed window to rear elevation.

### **Bedroom One**

Double bedroom comprising double window to front elevation, fitted sliding wardrobes, central heating radiator, ceiling light point and airing cupboard.

### **Bedroom Two**

An additional double bedroom with period feature fireplace, window to the rear elevation and ceiling light point. Carpeted flooring and central heating radiator.





### **Bedroom Three**

Benefitting an additional and spacious third bedroom, with window to rear elevation, carpeted flooring, central heating radiator and ceiling light point.

### **WC**

Convenient first floor WC, low level flush toilet, hand wash basin, ceiling light point and extractor fan.

### **Garden**

Low maintenance private garden, with paved patio area and laid to lawn.



Council Tax band: A

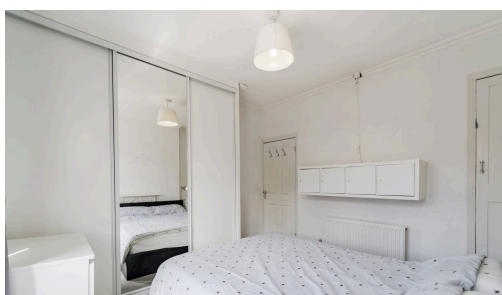
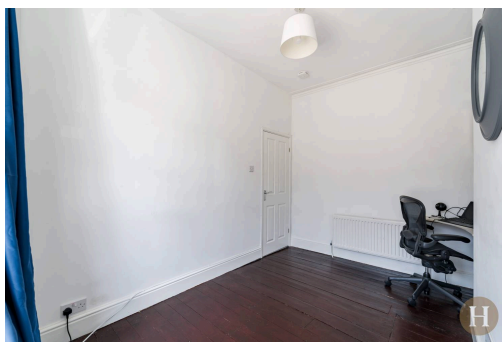
Tenure: Freehold

EPC Energy Efficiency Rating: D

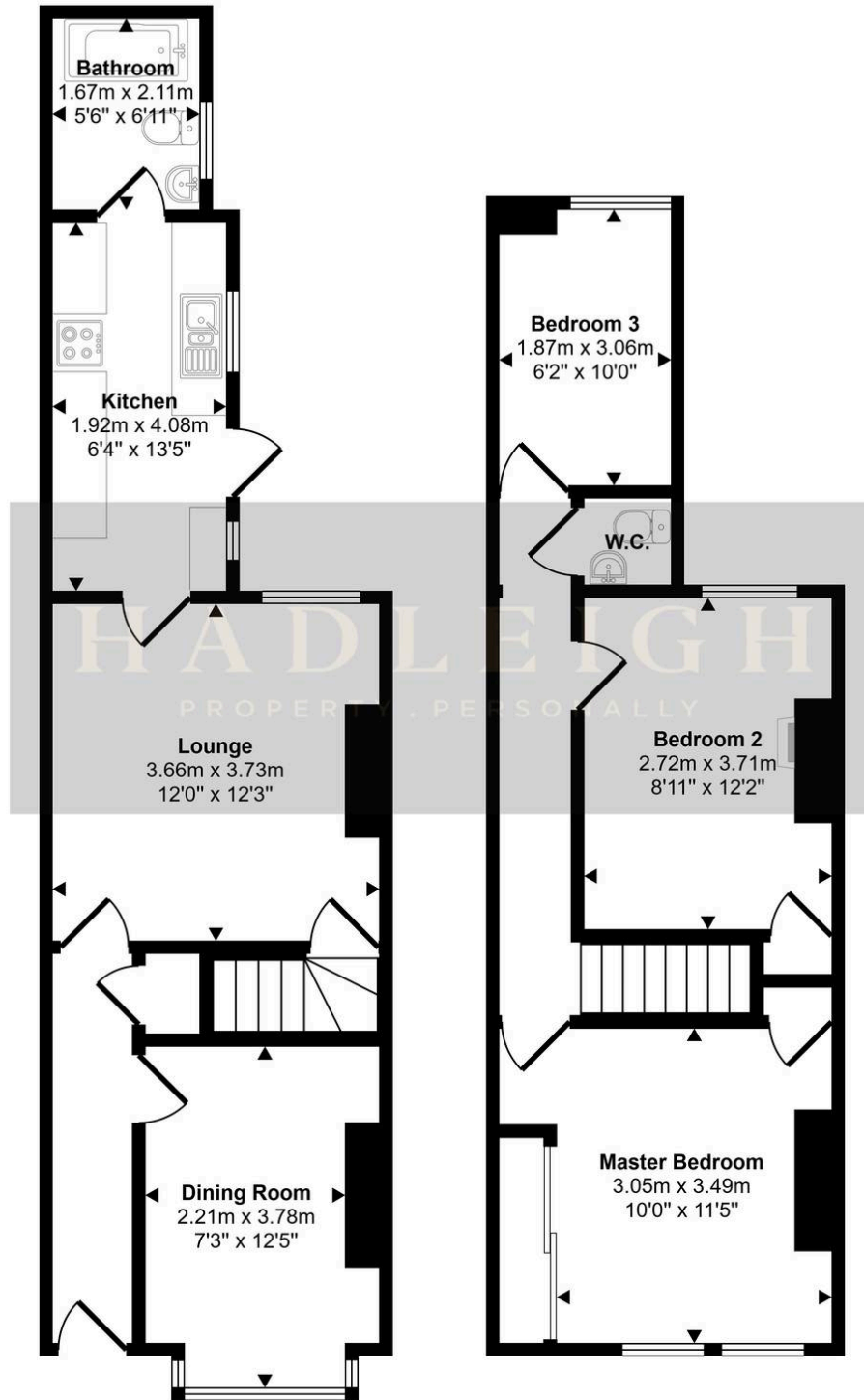
EPC Environmental Impact Rating: D



- › Three bedroom terraced home
- › Driveway parking
- › Move-in ready accommodation
- › Complete onward chain
- › Two reception rooms
- › Ground floor family bathroom



Approx Gross Internal Area  
81 sq m / 875 sq ft



**Ground Floor**  
Approx 43 sq m / 461 sq ft

**First Floor**  
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.