



The Ridgeway
Erdington Birmingham

The Ridgeway Erdington Birmingham B23 7TE

for sale offers in excess of
£250,000



Property Description

Positioned within a popular residential location, this attractive semi-detached home offers an excellent balance of living space, practicality and outdoor enjoyment. The property enjoys a generous frontage with ample off-road parking and benefits from a pleasant outlook, creating a notably peaceful setting for day-to-day living.

The ground floor is arranged around a welcoming entrance hall and comprises a spacious lounge opening into a separate dining room, creating an ideal environment for both family life and entertaining guests. A further reception room to the front provides valuable flexibility and could serve as a sitting room, home office, playroom or snug. To the rear, the impressive kitchen offers an abundance of worktop and storage space with room for informal dining, making it a natural hub of the home.

Upstairs, there are three well-proportioned bedrooms and a modern shower room. Outside, the rear garden has been arranged with patio seating areas, lawned sections and mature planting, providing an excellent outdoor space for relaxing and entertaining throughout the warmer months. Conveniently located for local schools, shops, transport links and everyday amenities, this is a home that will appeal to a wide range of buyers.

Entrance Hall

Double glazed entrance door, stairs rising to first floor accommodation and doors to:

Reception Room Three

Double glazed bay window to the front elevation and central heating radiator. A versatile reception room suitable for a variety of uses.

Lounge

Double glazed window to the rear elevation, central heating radiator and opening through to

Dining Room

Double glazed bay window to the front elevation, central heating radiator and ample space for family dining.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink and drainer, integrated cooking facilities, space for appliances, double glazed windows and access to the rear garden.

First Floor Landing

Double glazed window to the side elevation and doors to:

Bedroom One

Double glazed window to the rear elevation and central heating radiator.

Bedroom Two

Double glazed window to the front elevation and central heating radiator.

Bedroom Three

Double glazed window to the front elevation and central heating radiator.

Shower Room

Modern suite comprising shower enclosure, wash hand basin and low-level WC. Obscure double glazed window to the rear elevation.

Front

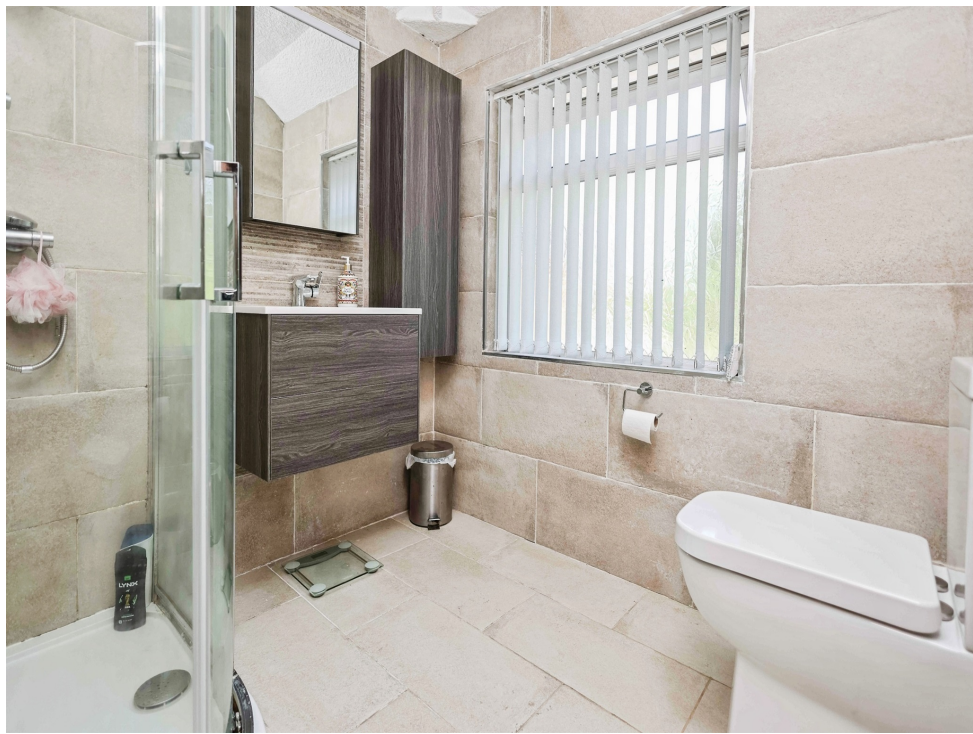
Block-paved driveway providing substantial off-road parking for multiple vehicles

Rear Garden

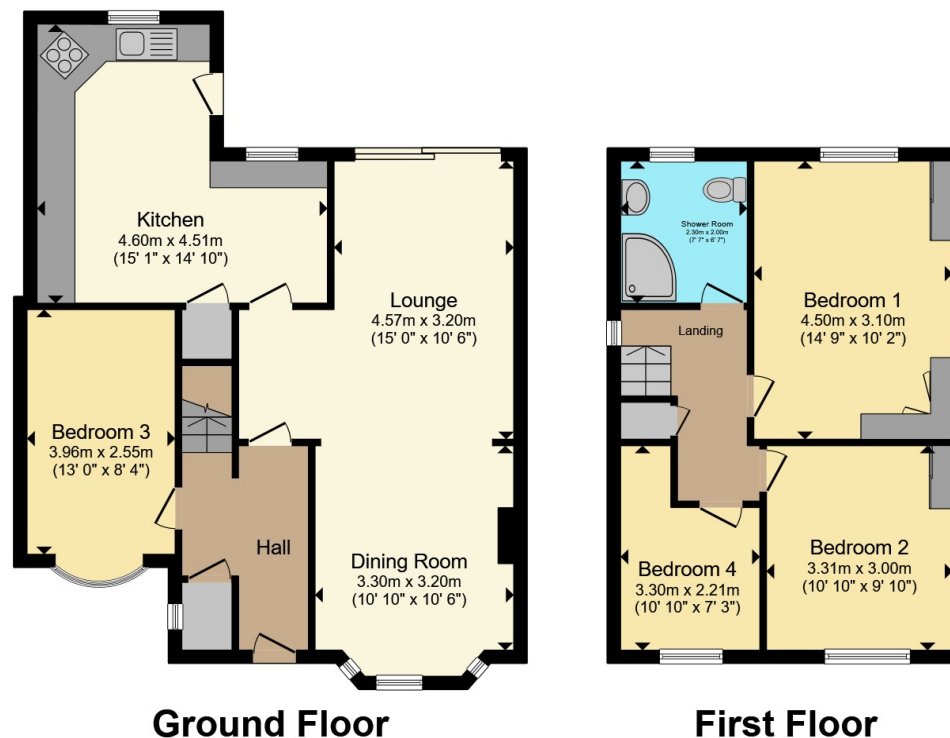


A well-maintained and thoughtfully arranged rear garden featuring patio entertaining areas, lawned sections, mature trees and planted borders, creating an attractive outdoor space suitable for families and social gatherings.









Total floor area 105.8 m² (1,138 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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T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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