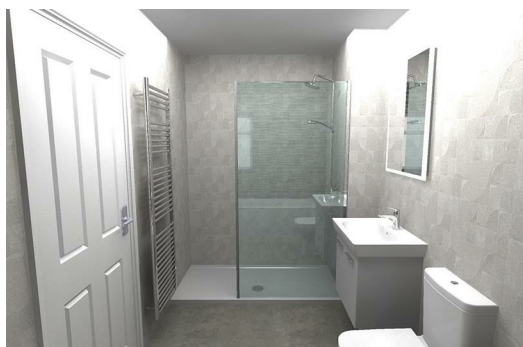




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk

ONLY TWO LEFT !



Plots 6, 7 & 8 Ridgemere Close, Yardley, Birmingham B26 2BE

Asking price £225,000

HURRY ONLY TWO TOWN HOUSES LEFT

In the heart of Fairlawns you will find three outstanding 2 bedroom town houses blessed with outstanding accommodation.

These stunning properties comprise 2 bedrooms and a first floor bathroom. Downstairs is a welcoming hallway with fitted cloakroom off, a spacious full width lounge, well fitted separate kitchen and off road parking.

All of the properties on the Fairlawns development have gas fired central heating and expensive double glazed units. Outside is a good sized rear garden. Expected completion date: September 2019. Service charge of £206 PA





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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**23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660**