

7 Ridgemere Close, Yardley, B26 2BE

£200,000

Exclusive development - Less than 12 months old - Remainder of the NHBC warranty - High specification throughout - Private road - Electrical vehicle charging point - Superb, fully integrated kitchen - Guest WC - Lounge/diner - Two double bedrooms - Modern bathroom - Central heating - Double glazing - Two parking spaces - Private rear garden - Viewing strongly advised (and still permitted in lock down).

Front

Two parking spaces, electric vehicle charging point and access to a composite double glazed door to:-

Entrance Hall

Stairs to the first floor, vertical radiator, solid wood flooring, ceiling spotlights, doors to the lounge and guest WC and opening onto:-

Superb Kitchen 6'4 x 12' (1.93m x 3.66m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink and drainer unit with mixer tap and laminate splash backs. Fitted electric oven with an inset gas hob and extractor hood over, integrated appliances to include fridge, freezer, dishwasher and washing machine. Double glazed window to the front, solid wood flooring, power points and ceiling spotlights

Guest WC

Fitted with a low level flush WC and a vanity sink. Opaque double glazed window to the front, heated towel rail, solid wood flooring and ceiling spotlights

Lounge/Diner 13'9 max x 18'8 max (4.19m max x 5.69m max)



Double glazed French doors onto the rear garden, double glazed window to the rear, two radiators, door to the under stairs storage cupboard, solid wood flooring, power points and ceiling spotlights

Landing

Loft access, ceiling spotlights and doors to:-

Bedroom One 13'9 x 12'9 (4.19m x 3.89m)



Two double glazed windows to the rear, radiator, power and light points

Bedroom Two 13'9 max x 10'4 max (4.19m max x 3.15m max)



Double glazed French doors to the Juliet balcony, double glazed window to the front, radiator, power and light points

Modern Bathroom 7'1 x 6'3 (2.16m x 1.91m)



Fitted with a modern white suite comprising L shaped bath with a bar shower, shower attachment and waterfall shower head, vanity sink unit and low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, heated towel rail, tiled floor and ceiling spotlights

Private Rear Garden



With a patio area to the forefront, lawned section, fencing to the perimeters and a gated rear access.

Nearby Schools

The following schools are local to the property; The Oasis Blakenhale Infant and Junior Schools, The Oval School, Gossey Lane Academy, Cockshut Hill Technology College, King Edward VI Sheldon Heath Academy and Tudor Grange Academy Kingshurst.

Viewing

By appointment only please with the Sheldon office.

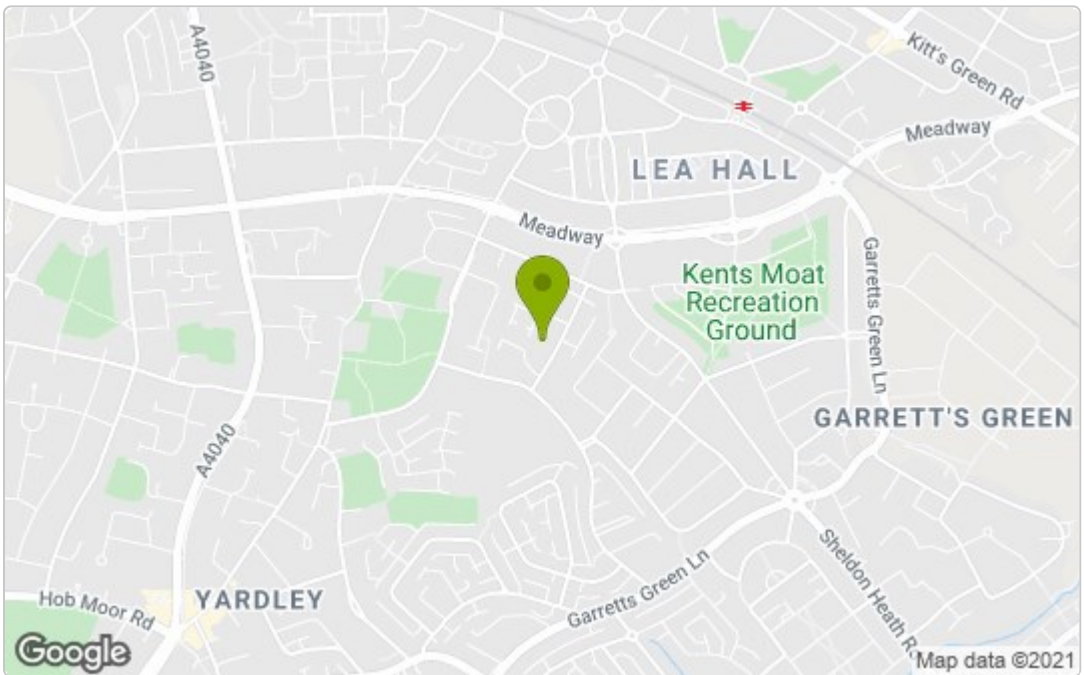
Property to Sell?

If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

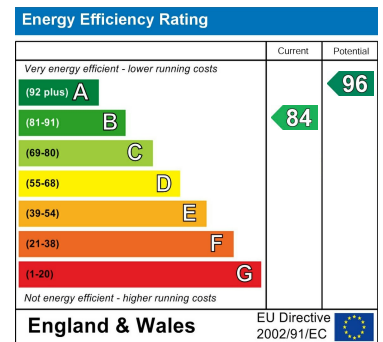
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.