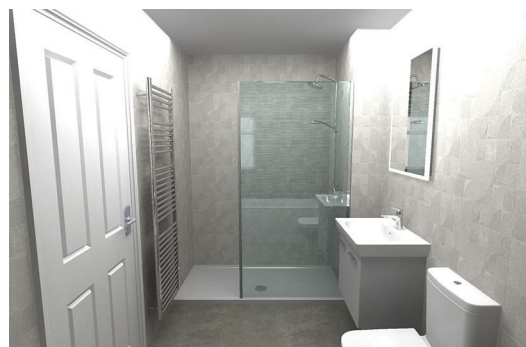




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



Plots 1-4 Ridgemere Close, Yardley, Birmingham B26 2BE

Asking price £185,000

Fairlawns is a modern development set within a pleasant residential area.

These four spacious 2 bedroom apartments welcome you into Ridgemere Close.

Spacious accommodation, modern fittings, en-suite shower room, gas central heating, expensive double glazed units and off road parking are just some of the benefits of acquiring one of these outstanding apartments.

Expected completion date: September 2019



Reception Hall

Kitchen/Living Room

20'8 x 13'1 (6.30m x 3.99m)

Bedroom 1 (Plus en-suite)

14'2 x 9'9 (4.32m x 2.97m)

Bedroom 2

10'9 x 6'9 (3.28m x 2.06m)

Bathroom



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

TENURE: We are advised that the property is Leasehold, 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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