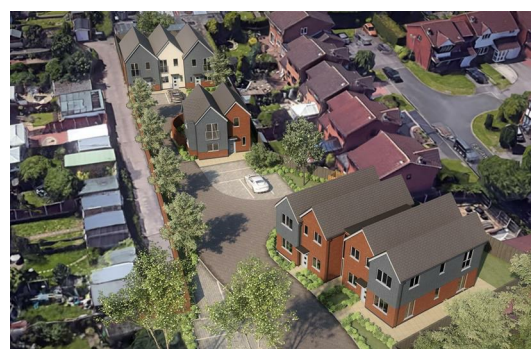




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



Plot 5 Ridgemere Close, Yardley, Birmingham B26 2BE

Asking price £250,000

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

This Detached house is located in the heart of Fairlawns an individual, freehold 2 bedroom detached home with both bedrooms possessing an en-suite shower room and the master bedroom a separate dressing area.

All of the properties on the Fairlawns development have gas fired central heating and expensive double glazed units. Spacious accommodation, modern fittings and off road parking.

Expected completion date: September 2019. Service charge of £206 PA



Reception Hall

Fitted Ground Floor Cloakroom

Living/Dining

23'1" x 12'11" (7.05 x 3.96)

Kitchen (rear)

10'7" x 10'2" (3.23 x 3.10)

FIRST FLOOR

Landing

Bedroom 1 (plus en-suite)

14'3" x 10'9" (4.36 x 3.28)

Bedroom 2 (plus en-suite)

13'0" x 12'5" (3.97 x 3.79)



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 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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HODGE HILL
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