



melvyn
Danes
ESTATE AGENTS

Ridgemere Close

Yardley

£250,000

Description

Built by MIA Property Group in 2020 and benefiting from the remainder of the ICW warranty.

This lovely property would make a great first time purchase or downsize property and is in a super location near to a good range of shops and facilities.

Comprising entrance hall, guest WC, kitchen and spacious lounge/diner to the ground floor.

Upstairs there are two double bedrooms and a modern bathroom.

Further benefiting from central heating, double glazing, two allocated parking spaces (one with an EV charging point) and low maintenance rear garden.

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A word from the owner:

We've absolutely loved living in our first home in Birmingham. It's a quiet cul-de-sac where you can hear nothing but birdsong and occasionally spot a fox late at night.

We genuinely couldn't ask for better neighbours on both sides - it really does feel like winning the lottery!

The garden gets plenty of light throughout the day and is especially enjoyable in the summer, perfect for BBQs.

The bedrooms are very spacious and benefit from lots of natural light. The bathtub is larger than standard, which makes a real difference when relaxing after a long day. The living room is also generously sized, making it ideal for hosting friends and dinner gatherings.

Lea Hall station is only a few minutes away, making it easy to travel to Birmingham International or into town via Birmingham New Street.



Accommodation

Two Parking Spaces

Entrance Hallway

3'8 x 12'1 (1.12m x 3.68m)

Kitchen

6'1 x 11'12 (1.85m x 3.35m)

Guest WC

6'7 x 2'11 (2.01m x 0.89m)

Lounge/Diner

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

Landing

7' x 5'5 (2.13m x 1.65m)

Bedroom One

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

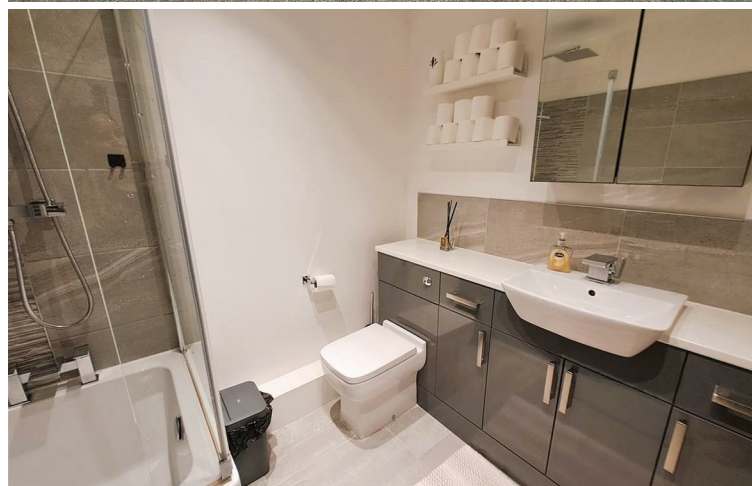
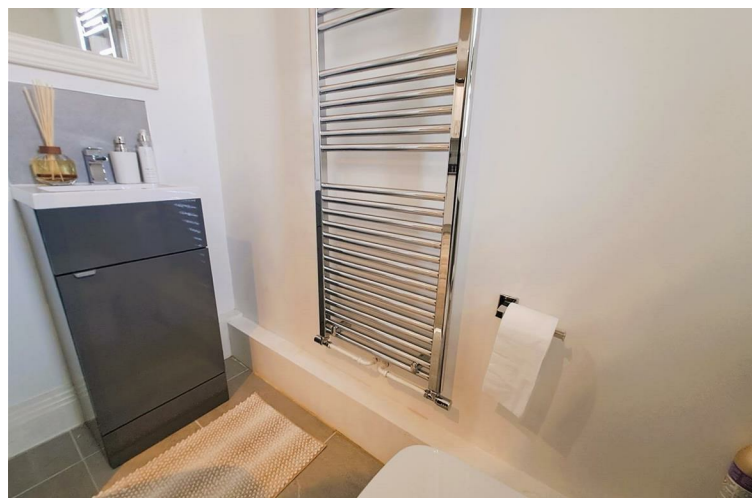
Bedroom Two

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

Bathroom

7'2 x 6'4 (2.18m x 1.93m)

Rear Garden



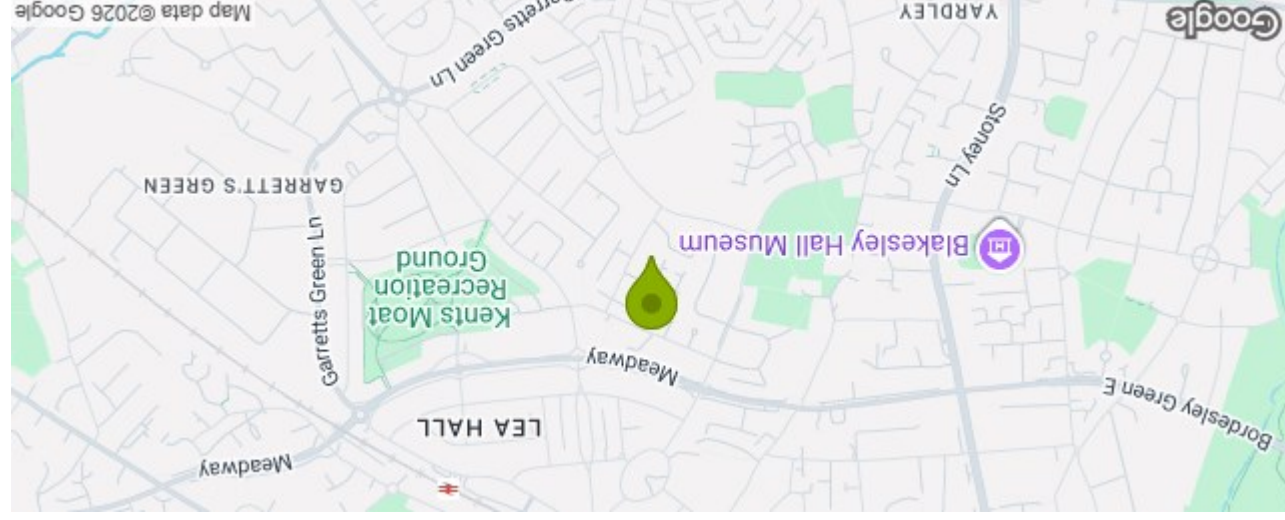
TENURE: We are advised that the property is freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 08/09/2025 we understand that the standard broadband download speed at the property is around 7 Mbps, and the estimated fastest download speed currently achievable for the property is around 7 Mbps. THERE IS NO DATA HELD. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



6 Ridgmere Close Yardley Birmingham B26 2BE Council Tax Band: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	
Current	Potential
85	97
EU Directive 2002/91/EC	

Total area: approx. 79.2 sq. metres (852.2 sq. feet)

