



Kingswinford

9 Ragees Road,
West Midlands, DY6 8NB

ANDREW COLE
ESTATES

Kingswinford,

£282,500

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West Midlands, DY6 8NB

This attractive three bedroom family home enjoys a favourable position on the edge of the popular High Acres. There is ample parking behind a block paved driveway and the property has a garage and an appealing frontage complimented by PVCU double glazed windows. Internally, the beautifully presented accommodation is proportional for family requirements, a light and spacious entrance hall having cloaks cupboard off, leads to a contemporary style living area opening to the superb dining kitchen at the rear, integrated appliances include an oven, hob with filter hood over, fridge and freezer, there is also an integrated dishwasher. In turn there is access to a separate utility room with a range of base and wall units, space for tumble dryer and plumbing for an automatic washing machine.

On the first floor there are three lovely bedrooms, fitted bathroom with bath and electric shower over and a built-in





cupboard housing the combination gas fired central heating boiler. At the rear there are newly landscaped gardens which focus on ease of maintenance. A large patio leads to all weather lawns with raised timber sleeper borders. A Trident Platinum spa hot tub is situated within a purpose built outbuilding.

EPC: C73

Council Tax: Band C - Dudley MBC

GROUND FLOOR

ENTRANCE HALL

With cloaks cupboard OFF

LOUNGE (FRONT)

11' 4" x 10' 5" (3.45m x 3.17m)

DINING KITCHEN (REAR)

17' 8" x 9' 8" (5.38m x 2.94m)

With integrated oven, hob with extractor over, fridge, freezer and dishwasher.

UTILITY ROOM

7' 9" x 6' 1" (2.36m x 1.85m)

With wall and base cupboards.

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1

10' 5" x 10' 5" (3.17m x 3.17m)



BEDROOM NO. 2 (REAR)
9' 9" x 9' 5" (2.97m x 2.87m)

BEDROOM NO. 3/OFFICE (FRONT)
7' 0" x 7' 0" (2.13m x 2.13m)

HOUSE BATHROOM
7' 8" x 5' 5" (2.34m x 1.65m)
With bath and electric shower over.

OUTSIDE

REAR GARDEN
With hot tub in purpose built outbuilding.

GARAGE
16' 0" x 9' 0" (4.87m x 2.74m)
With electric roller door

THINKING OF SELLING?

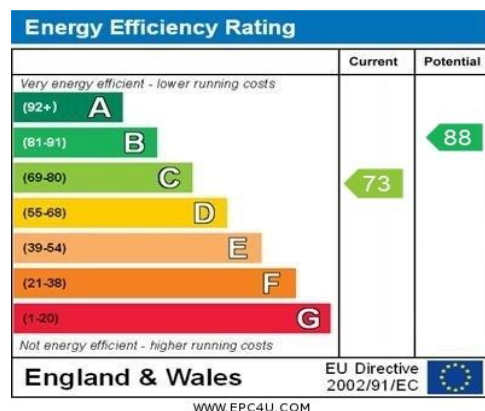
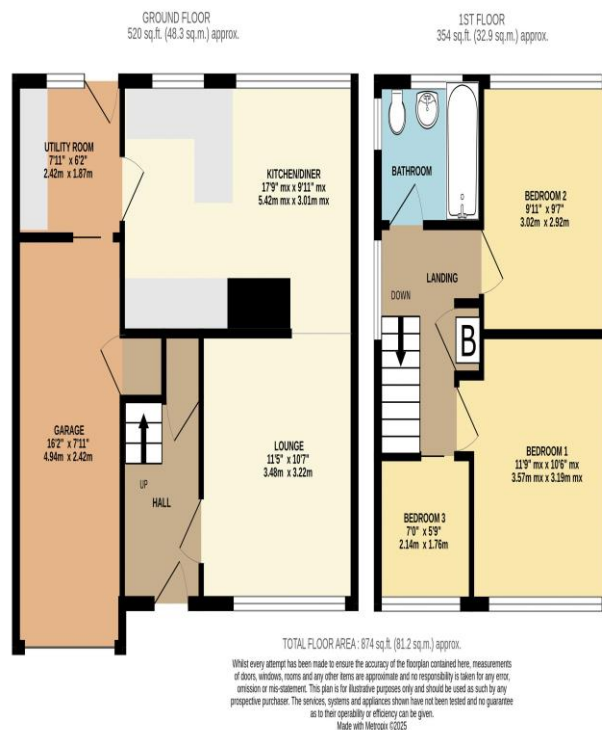
Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00







SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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