



Kingswinford

90 Ridge Road,
West Midlands, DY6 9RG

ANDREW COLE
ESTATES

Kingswinford,

£340,000

90 Ridge Road,
West Midlands, DY6 9RG

Ridge Road is one of the most desirable locations within the Kingswinford area. No. 90 projects an attractive frontage with enlarged driveway and mature borders. A pitched roof canopy porch, newly installed entrance door to reception hall, enhances this fine home which benefits further from long level rear gardens offering high degree of privacy. Internally the accommodation is generous throughout with reception hall, delightful lounge, separate dining room, fitted kitchen and door to utility room with fitted cloakroom off. There is access to the garage from the utility room and on the first floor three super bedrooms and modern shower room. An attractive bay fronted property with welcoming accommodation ideal for family requirements and easy access to Glyn's and Summerhill schools. Walks into the local woods and Kingswinford amenities are at hand and the property requires a full and early inspection to be appreciated.





EPC:TBC

Council Tax is Band C - Dudley MBC

GROUND FLOOR

CANOPY PORCH

RECEPTION HALL

LOUNGE (FRONT)

12' 8" x 12' 9" (3.86m x 3.88m)

DINING ROOM (REAR)

12' 6" x 10' 9" (3.81m x 3.27m)

BREAKFAST KITCHEN (REAR)

8' 8" x 8' 7" (2.64m x 2.61m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

13' 5" x 12' 8" (4.09m x 3.86m)

BEDROOM NO. 2 (REAR)

12' 2" x 10' 9" (3.71m x 3.27m)

BEDROOM NO. 3 (REAR)

8' 6" x 6' 4" (2.59m x 1.93m)

SHOWER ROOM (FRONT)

7' 0" x 6' 8" (2.13m x 2.03m)

REAR LOBBY/UTILITY

9' 2" x 7' 8" (2.79m x 2.34m)

SEPARATE WC



OUTSIDE

GARAGE

18' 2" x 8' 2" (5.53m x 2.49m)

DRIVEWAY

GARDENS

Established front and rear gardens

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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