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Ridge Road
Kingswinford

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117 Ridge Road, Kingswinford DY6 9RG

This 3 Bedroom Detached Family Home has been extended to the rear and is mostly original, representing a fantastic opportunity for a buyer looking to create a forever Home with so much potential for updating and improvement, in a prime location and is available with no onward chain.

The property enjoys a great position on Ridge Road in this much sought area off Cot Lane and is well placed for amenities and important local schools. The Rear Garden also provides a mature backdrop with South facing aspect.

With gas central heating and comprising: Reception Hall, Dining Room, Extended Rear Lounge, Extended Breakfast Kitchen, Side Passageway with Store & Toilet, Landing, 3 Bedrooms, Bathroom and Garage.

OVERALL, THIS IS A MUST SEE PROPERTY TO FULLY APPRECIATE ITS SIZE, POSITION AND SCOPE TO IMPROVE AND ADD VALUE. VIEW QUICKLY.

On the Ground Floor, there is a Reception Hall with part single glazed timber door, stairs to 1st Floor and doors leading off.

There is a Dining Room, to the front, with double glazed bay window, timber fireplace with gas fire and side shelving.

The Lounge has been extended to the rear and has a gas fire with timber side shelving, double glazed patio door to rear Garden and door to Kitchen.

There is an extended Breakfast Kitchen having base cupboards, worktops, wall cupboards, sink, double glazed rear window, Neff oven and gas hob, table space, door to Hall, obscure glazed timber door to side passageway and door to store (below stairs) with obscure single glazed window.

There is a covered Side Passageway link to the Garage with part glazed timber door to front and rear and there is a door to the Garage, Store and Toilet. The Toilet has a WC and single glazed rear window.

The Garage has 2 side fixed single glazed screens and up and over door.

On the 1st Floor, there is a Landing with double glazed side window, loft access, cupboard with radiator and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room having 2 double wardrobes with top cupboards and double glazed bay window to front. Bedroom 2 is a double size room, to the rear, with double glazed window. Bedroom 3 is a single size with double glazed window and Worcester gas central heating boiler.

There is a Bathroom having a bath, WC and basin, tiled walls, obscure double glazed window.

The Rear Garden is south facing, being a good size mature backdrop to the property with split level patio leading onto lawn with borders, shrubs and shed.

There is a Driveway to the front of the property.

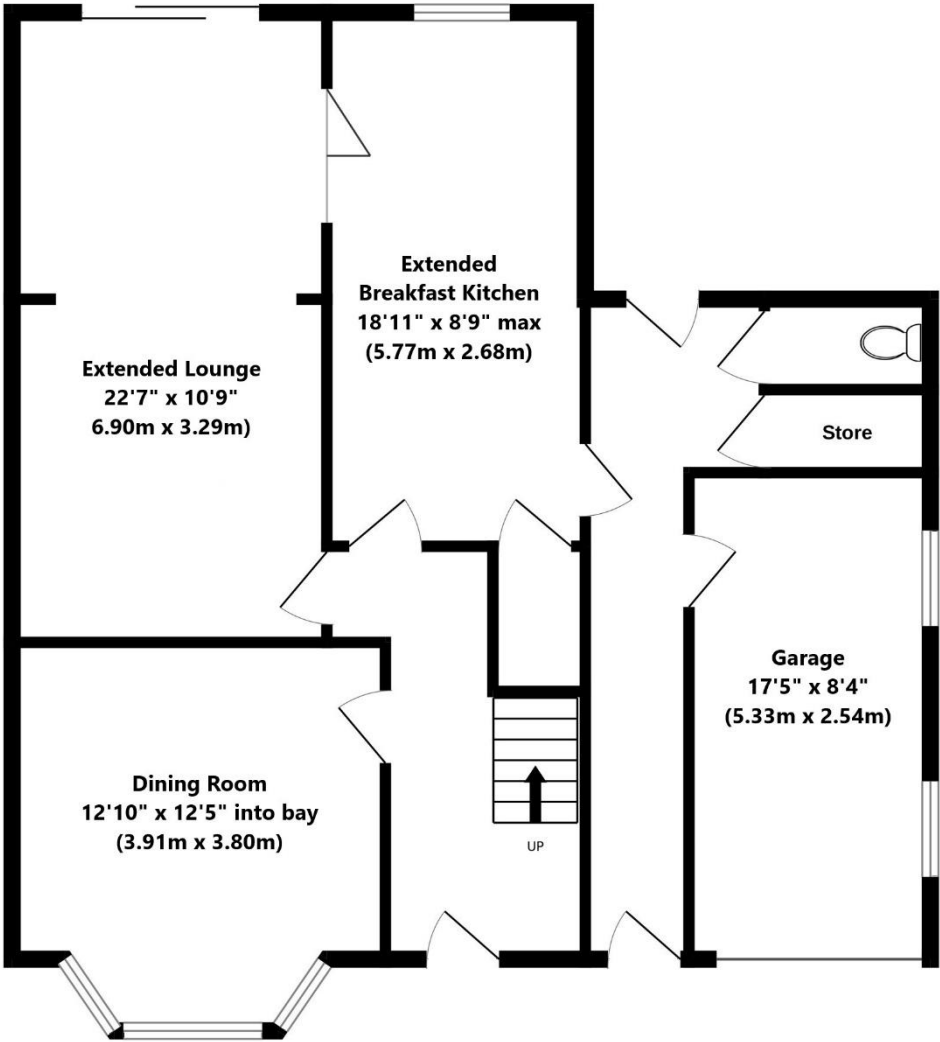
Tenure: Freehold

Council Tax Band: D

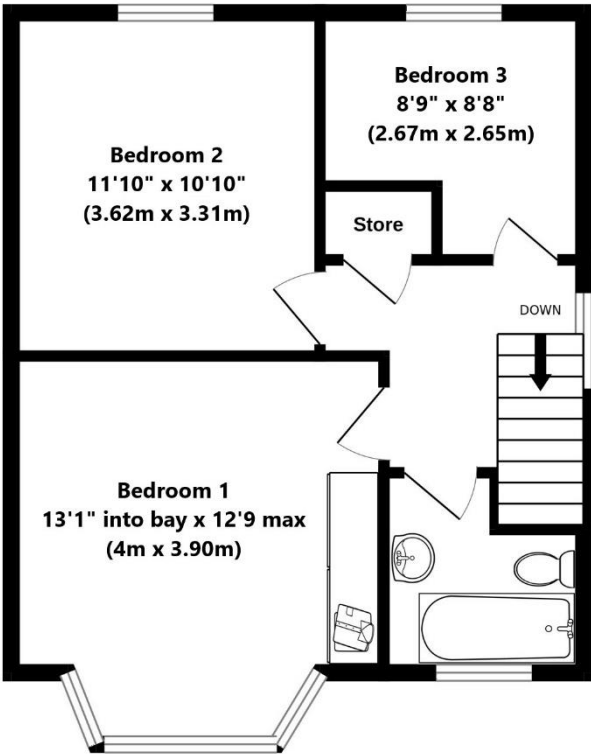


FLOOR PLANS

Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



1st Floor
466 sq.ft. (43.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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