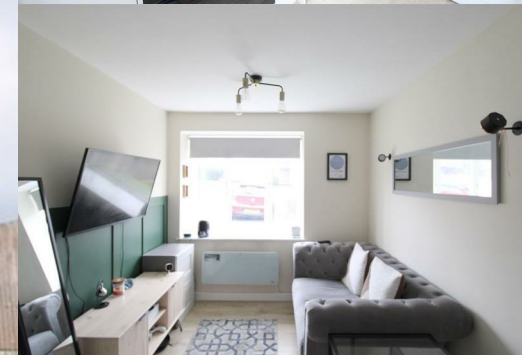


PTN Estates

Residential Sales & Lettings



133 Ragees Road, , Kingswinford, DY6 8NQ

£97,500

Nestled on Ragees Road in the charming town of Kingswinford, this delightful leasehold one-bedroom ground floor apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a lounge full of natural light that provides an inviting atmosphere,

The apartment features a newly fitted shower room, designed with contemporary fixtures that enhance both style and functionality. The refitted kitchen is a standout aspect of the property, boasting modern appliances and ample storage space, making it a joy for any home cook.

With UPVC double glazing throughout, the apartment ensures a warm and quiet environment, while the electric heating system provides efficient warmth during the cooler months.

This property is perfect for individuals or couples seeking a low-maintenance home in a convenient location, offering parking to the rear and front. Kingswinford offers a range of local amenities, including shops, parks, and excellent transport links, making it an ideal choice for those looking to enjoy a vibrant community.

In summary, this leasehold one-bedroom apartment on Ragees Road is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a well-connected area. Don't miss your chance to make this charming space your new home.

Council Tax A

No bird or dog or other animal shall be kept on the premises so as to cause annoyance'

Approach

Hidden at the very end of the road in a quiet commanding cul de sac, set behind a shaped lawn and paved pathway. With security as paramount there is a intercom entrance system

Entrance Hall 0.9 x 2.4

complete with ceiling light point, intercom phone and handy storage cupboard

Open Plan Lounge and Kitchen 4.8 x 3 widest point

This impressive lounge area boasts oodles of natural light thanks to the UPVC double glazing to the front elevation and side elevation of the kitchen area. Benefits include with low tariff electric panel heater and ceiling light points and spotlights. The refitted kitchen comprises of both wall and floor gloss easy closing units with attractive under cabinet lighting. Complimented with tasteful roll edge worktops, single and a half carbonate sink unit with mixer tap, double electric oven, ceramic hob, glazed splash back and chimney style extractor hood. There is plumbing for an automatic washing machine and dishwasher

Shower Room 1.6 x 2.2

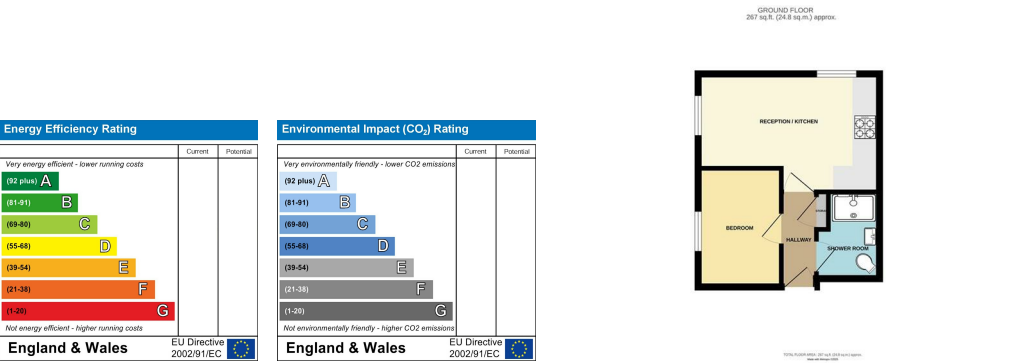
This superb shower room comprises of a double shower cubical with electric shower, close coupled W.C and stylish vanity unit inset with a wash hand basin. Complimented with half ceramic tiled walls and a ladder style towel heater, Benefits include ceiling light point and extractor fan,

Bedroom 2.1 x 2.8

Located to the front elevation and benefiting from ceiling light point, electric low tariff panel heater and UPVC double glazing

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a

memorandum of sale on the property you would like to buy.
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PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.