



Taylors

KINGSWINFORD, 61 Ridge Road

£445,000

3 2 2



Includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall with cloakroom/ storage off, front lounge/ sitting room with walk in bay window, dining room with french doors to the rear garden, extended family dining kitchen with integrated appliances, ground floor shower room/ utility, ground floor WC and an enclosed side entrance with internal access to the garage. To the first floor are the THREE GOOD SIZED BEDROOMS and a refitted family bathroom. FULL WIDTH DRIVEWAY with GARAGE. The LARGE 'SUNNY' REAR GARDEN includes 'composite' decking with side access, summer house and garden store.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C. KINGSWINFORD OFFICE.

Reception Hall - 4.27m x 2.08m (14'0" x 6'10")

Lounge - 3.91m x 3.78m (12'10" x 12'5")

Dining Room - 3.63m x 3.3m (11'11" x 10'10")

Family Dining Kitchen - 5.66m x 3m (18'7" x 9'10")

Ground Floor Shower Room/ Utility - 2.18m x 1.22m (7'2" x 4'0")

WC

Enclosed Side Entrance - 3.99m x 0.94m (13'1" x 3'1")

First Floor Landing

Bedroom 1 - 4.04m x 3.91m (13'3" x 12'10")

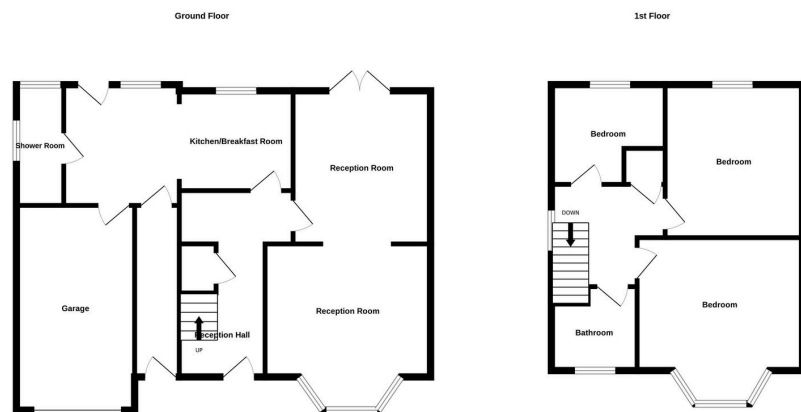
Bedroom 2 - 3.63m x 3.3m (11'11" x 10'10")

Bedroom 3 - 2.67m x 2.62m (8'9" x 8'7") max.

Family Bathroom - 2.08m x 2.06m (6'10" x 6'9") max.

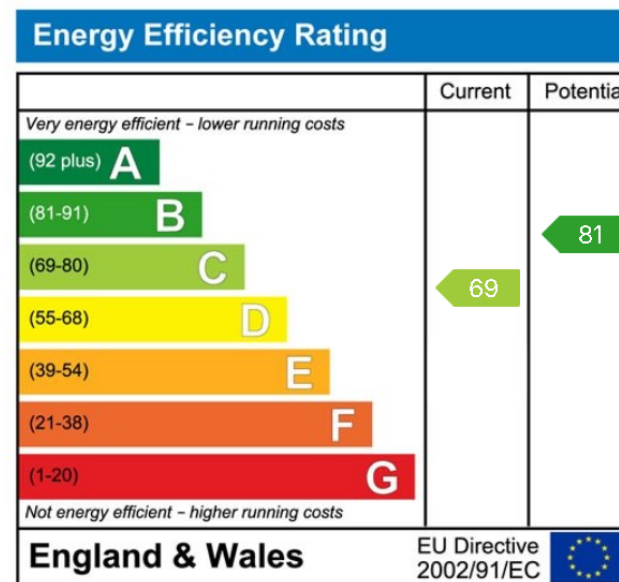
Garage - 5.05m x 3.12m (16'7" x 10'3")





Measurements are approximate. Not to scale. Illustrative purposes only.
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- DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED
- GROUND FLOOR WC
- GROUND FLOOR SHOWER ROOM/ UTILITY
- LOUNGE & DINING ROOM
- REFITTED FAMILY BATHROOM
- DRIVEWAY & GARAGE
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION



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