



Ridge Road, Kingswinford DY6 9RE



welcome to

Ridge Road, Kingswinford

Viewings are recommended at this stunning three bedroom semi-detached property located in the highly sought-after area of Kingswinford, having local transport links into Stourbridge Town Centre, amenities, excellent schools and a short commute to Kingswinford Village.

Lounge

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed bay window to front, built in storage and fireplace.

Kitchen/ Diner

19' 10" x 12' (6.05m x 3.66m)

Double glazed window to rear, wall and base level units, two built in storage units, built in oven, hob and fan, built in microwave, built in fridge/freezer, two wine coolers, feature fireplace, bi-folding doors and central heating radiator.

Downstairs W.C

5' 10" x 2' 8" (1.78m x 0.81m)

Having obscure window to side, wash hand basin and WC.

Landing

Having obscure window to side.

Bedroom One

13' 4" x 10' 2" (4.06m x 3.10m)

Double glazed bay window to front, built in wardrobes and fireplace.

Bedroom Two

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to rear, storage cupboard, built in wardrobes and central heating radiator.

Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to rear, built in storage and central heating radiator.

Shower Room

6' 8" x 6' (2.03m x 1.83m)

Having obscure window to front, shower cubicle with waterfall shower, wash hand basin, storage having light and shaver point and central heating radiator.

Front

Having driveway with space for up to five vehicles.

Rear Garden

Having patio area, lawn area, access to front, tap, outhouse and shed with electrics.

Garage

With up and over doors and electrics.

Outhouse

Houses washing machine.

Agents Notes

Council Tax Band: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Ridge Road,
Kingswinford

- SEMI-DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS + LOFT ROOM
- KITCHEN / DINER
- DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£350,000



view this property online shipways.co.uk/Property/DLY105110



Property Ref:
DLY105110 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk