



The
LEE, SHAW
Partnership

95 Ridge Road
Kingswinford DY6 9RG



Improved & extended family Semi

This vastly improved, extended and re-appointed semi-detached family home enjoys a great location at this sought after address leading off Cot Lane and is well placed for amenities and important local schools.



The property has been extended to the rear, creating an open plan Kitchen/Dining/Sitting Room with re-appointed Kitchen and there is a modern Bathroom with white suite. A Utility Room and Guest Cloakroom add to the features, as does the large south facing Rear Garden with Garden Room (ideal for home working) and solar panels with battery storage, make the house energy efficient with B Rating.

With gas central heating, double glazing and comprising: Porch, Hall, Lounge, open-plan Kitchen/Dining/Sitting Room, Utility Room, Guest Cloakroom, Landing, 3 Bedrooms, Bathroom and Garage. There is also Driveway parking.



OVERALL, A FAMILY HOME TICKING MANY BOXES - VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part double glazed composite front door and side screens and glazed internal door to:

Reception Hall having laminate floor, stairs to 1st Floor, recess below with built-in cupboards and shelving, radiator and doors to:

Lounge with UPVC double glazed front bay window, chimney breast with recessed fire, laminate floor and radiator.



Great location for schools

Extended open-plan Kitchen/Dining/Sitting Room, having a Sitting Area with recessed fireplace having hearth and log burner. Dining Area to rear with aluminium double glazed patio door to Garden, radiator, vaulted ceiling to the rear part with 4 Velux double glazed roof windows. Kitchen Area having breakfast bar on the Dining Area side, range of base cupboards, tall cupboards, worktops, sink and mixer tap, Hotpoint built-in double oven with cupboard above and below, Stoves ceramic hob with pan drawers below, further drawer unit, integrated Stoves dishwasher, UPVC double glazed rear window, radiator and door to:

Utility Room with worktop having 2 appliance spaces below, Worcester gas central heating boiler, part double glazed UPVC rear door to Garden, radiator and Lobby Area with door to Garage and door to:

Guest Cloakroom with white WC, basin and vanity cupboard, tiled floor and part panelling to walls.

On the 1st Floor, there is a Landing with UPVC double glazed side window, loft access and doors to:

Bedroom 1 with UPVC double glazed bay window and radiator.

Bedroom 2 with UPVC double glazed window and radiator.





South facing rear garden

Bedroom 3 with UPVC double glaze window and radiator.

Refitted Bathroom having white suite, including bath with tiled surround and shower over with side screen, WC, pedestal basin and splash back, obscure UPVC double glazed window, extractor fan and chrome ladder radiator.

Garage having side opening entrance doors and includes the solar panel system with battery.

There is a generous size, mature Rear Garden enjoying a south facing aspect with paved patio, lawn and borders, central area with pond and pathway around and shrub planting, further lawn and Garden Room with rear vegetable plot beyond and shed.

The Garden Room has 2 rear UPVC double glazed windows, UPVC double glazed siding patio door, electric heater and power points. There is also an Internet cable.

At the front there is a low wall to part, tarmac Driveway with block edging, providing off-road parking, and left side border with shrub planting.

Tenure: The property is Freehold. **Construction:** brick with a pitched tiled roof and flat roof. **Services:** All mains services are connected. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. **Council Tax Band C** with Improvement indicator.





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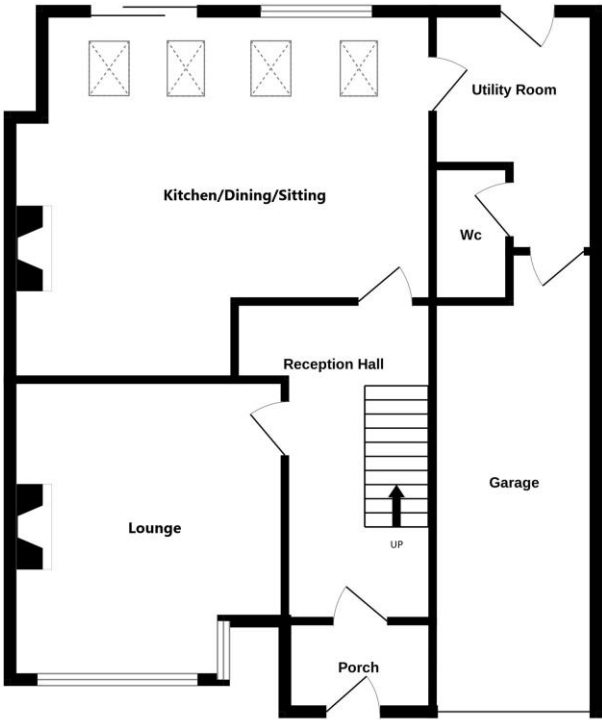
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



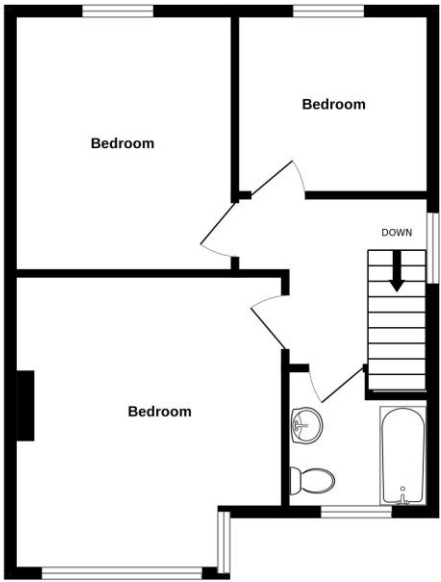
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Porch
- Hall
- Lounge:
- 12'9" into bay x 12'8" (3.90m x 3.87m)
- Kitchen/Dining/Sitting Room:
- 19'8" x 18'5" (6.02m x 5.63m)
- Utility:
- 7'5" x 7'1" (2.27m x 2.18m)
- Guest Cloakroom
- Garage:
- 20'9" x 7'11" (6.37m x 2.42m)
- Landing
- Bedroom 1:
- 13'5" into bay x 12'8" (4.11m x 3.88m)
- Bedroom 2:
- 11'11" x 10'10" (3.64m x 3.30m)
- Bedroom 3:
- 8'9" x 8'8" (2.68m x 2.65m)
- Bathroom:
- 6'9" x 6'9" (2.07m x 2.07m)
- Garden Cabin:
- 13' x 11'4" (3.96m x 3.47m)

Ground Floor



1st Floor



FLOOR
PLANS

The **LEE, SHAW** Partnership

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.