



The  
**LEE, SHAW**  
Partnership

107 Ridge Road  
Kingswinford DY6 9RG



# Stunning Family Semi-detached

Fantastic opportunity for a much improved and re-appointed 3 Bedroom Family Semi-detached with extended refitted Kitchen, refitted Guest Cloakroom & Shower Room, large Rear Garden Room and Loft Room, making this a property well worth inspection to fully appreciate its overall size and layout.

The property enjoys a great position on Ridge Road, at this top address, leading off Cot Lane in a prime location and is well placed for amenities and important local schools.

With gas central heating (boiler replaced June 2025), UPVC double glazing and comprising: Hall, Guest Cloakroom, Lounge/Dining Room, L shaped Garden Room, extended Kitchen, Utility & Front Store, Landing, 3 excellent Bedrooms, Shower Room and Loft Room. The property is further enhanced by off road Driveway parking and mature, long south facing Rear Garden creating a delightful backdrop.

OVERALL, A WELL PRESENTED GOOD SIZE FAMILY HOME AT THIS SOUGHT AFTER LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with composite double glazed front door opening to the Reception Hall having LVT floor, radiator, stairs to 1st Floor, built-in cupboard and doors leading off.

There is a refitted Guest Cloakroom (below stairs) having a white suite with WC, basin and vanity cupboard below, tiled walls, tiled floor, X-pelair extractor and graphite radiator.

There is a good size Lounge/Dining Room having UPVC double glazed bay window to front, marble style mantel fireplace with hearth and inset fire with remote control, radiator and door to Garden Room.

# Top Address

The refitted Kitchen has been extended to the side and has range of sage coloured wall/base cupboards, solid surface worktops and up stands, inset sink and mixer tap, Zanussi integrated dishwasher, AEG built-in double oven with cupboard over and pan drawers below, integrated AEG tall fridge, integrated Zanussi tall freezer, AEG induction hob with AEG cooker hood over, opening to Garden Room, UPVC double glazed rear window and part double glazed UPVC door to Garden, LVT floor, under cupboard lights, radiator and recessed ceiling lights.

A door and step give access to the Utility Room fitted with wall/base cupboards, worktops, sink and mixer tap, 2 appliance spaces, LVT floor, recessed ceiling lights and door and step to Front Store having side opening entrance doors and Ideal gas central heating boiler (installed June 2025).

There is a generous size L shaped Garden Room having a brick base with UPVC double glazed top opening windows, double doors to Garden, 3 double glazed roof windows, recessed ceiling lights, 2 radiators, power points and LVT floor.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, spindle balustrade to stairs, door and stairs to Loft Room, Linen Store and doors to 3 Bedrooms and Shower Room.





# Well Placed for Important Schools

Bedroom 1 is a double size room having laminate floor, UPVC double glazed rear window and built-in unit with 12 drawers.

Bedroom 2 is another double size room with UPVC double glazed bay window to front, laminate floor, recess below stairs and radiator.

Bedroom 3 has a range of wardrobes to one wall, matching 9 drawer dressing table, laminate floor, radiator and UPVC double glazed rear window.

There is a refitted Shower Room having a white suite with corner quadrant shower enclosure with curved screen door, WC with grey gloss concealed cistern, basin with grey gloss vanity cupboard below, obscure UPVC double glazed front window, tiled walls, graphite ladder radiator, recessed ceiling lights and extractor fan.







**WE DON'T SELL HOUSES,  
WE SELL HOMES.**



# South Facing Rear Garden



The Loft Room has stair access with balustrade, Velux double glazed timber roof window, radiator and low-level store.

There is a good length Rear Garden, being south facing, having a split level block paved patio, shaped good length lawn with well stocked borders, pond and gravel area with quarry tiled patio, raised rear gravel area with planting and shed.

At the front, there is a widened block paved driveway providing off parking with front corner shrub planting and low wall to part.



**Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C.**

**Agents Note: There is no Building Regulation Completion Certificate for the Loft Room which was undertaken prior to the Vendors purchase in 2005.**





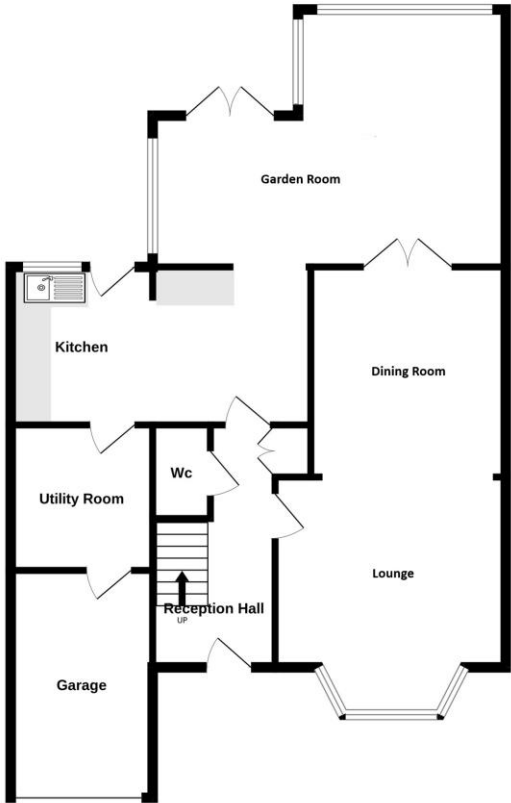
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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](http://www.leeshaw.com/downloads/referral-fees.pdf)

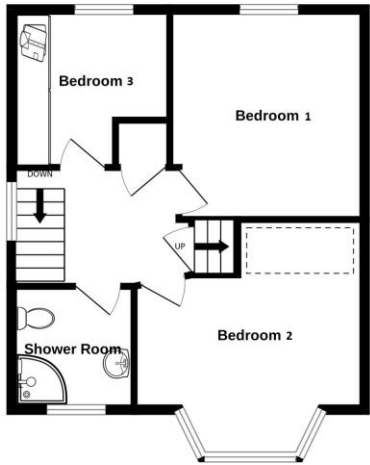


**Reception Hall**  
**Guest Cloakroom**  
**Lounge/Dining Room:**  
 25'7" max x 12'10" & 10'10" (7.82m x 3.92m & 3.30m)  
**Garden Room:**  
 17'11" max x 8'7" & 14'6" max (5.48m x 2.63m & 4.43m)  
**Kitchen:**  
 16'11" max x 8'9" max (5.16m x 2.66m)  
**Utility:**  
 7'11" x 7'4" (2.43m x 2.24m)  
**Front Store:**  
 8' x 7'5" (2.49m x 2.27m)  
**Landing**  
**Bedroom 1:**  
 11'10" x 10'10" (3.62m x 3.30m)  
**Bedroom 2:**  
 13'2" max into bay & recess x 12'10" (4.03m x 3.92m)  
**Bedroom 3:**  
 8'9" x 8'8" incl. w (2.67m x 2.64m)  
**Shower Room:**  
 6'9" x 6'8" (2.05m x 2.04m)  
**Loft Room:**  
 16'5" max x 14'11" (5m x 4.56m)

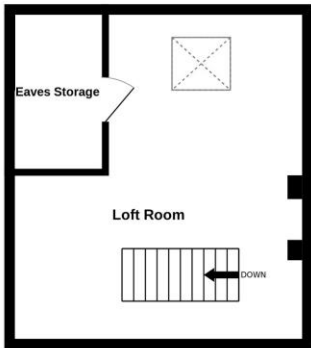
Ground Floor



1st Floor



2nd Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only  
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VALUE. SELL. LET.

**Selling Agents: 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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.