



# 6 Ranleigh Avenue

KINGSWINFORD DY6 8PY

**Ed Firth**

The **North Worcestershire** Property Expert



## 6 Ranleigh Avenue

Offers Over £270,000

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6 Ranleigh Avenue is a detached two-bedroom bungalow tucked away within a quiet Kingswinford cul-de-sac. With two double bedrooms, driveway, garage and established rear garden, the property offers an exciting opportunity to modernise and create a home to your own tastes.

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*To see video, legal pack and  
more information scan QR code*







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**Location, opportunity and potential come together at 6 Ranleigh Avenue.**

**A detached two-bedroom bungalow in a quiet Kingswinford cul-de-sac, with two double bedrooms, established rear garden, driveway and garage, plus exciting scope to modernise.**

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#### Property at a glance

Detached Two-Bedroom Bungalow

Quiet & Established Kingswinford Cul-de-Sac

Two Genuine Double Bedrooms

Exciting Opportunity to Modernise & Personalise

Potential to Reconfigure or Extend, Subject to Consents

Generous Living Room with Integral Dining Area

Established & Private Rear Garden

Driveway & Attached Single Garage

Convenient for Kingswinford, Stourbridge, & Merry Hill

EPC Rating - D







At 6 Ranleigh Avenue, the existing accommodation provides a genuine blank canvas for its next owner. The generous living room incorporates a defined dining area, while the separate kitchen offers clear scope to update and redesign around individual tastes and requirements.

Two double bedrooms provide comfortable and flexible accommodation, complemented by a bathroom and separate WC. For those looking beyond the existing layout, there may also be potential to explore reconfiguration or extension, subject to the necessary consents.

Outside, an established rear garden provides a private setting, while the driveway and attached garage add valuable practicality. Altogether, this is an exciting opportunity to take a well-positioned detached bungalow and create a home designed around the way you want to live.



“A genuine blank canvas in a quiet Kingswinford cul-de-sac, with the freedom to modernise, personalise and create a home of your own.”

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## ACCOMMODATION

### Entrance Hall - 1.93m × 4.11m (6'3" × 13'5")

A welcoming entrance hall providing access to the principal rooms of the bungalow.

### Living Room - 5.07m × 3.18m (16'7" × 10'5")

A well-proportioned reception room with a wide front-facing window providing good natural light.

### Dining Area - 2.42m × 3.21m (7'11" × 10'6")

Integral to the living room, a defined dining area offering useful additional space for everyday dining and entertaining.

### Kitchen - 2.33m × 3.25m (7'7" × 10'7")

A separate fitted kitchen offering clear scope for updating and redesign to suit an incoming purchaser.

### Bedroom One - 3.16m × 3.37m (10'4" × 11'0")

A comfortable double bedroom with space for freestanding bedroom furniture.

### Bedroom Two - 3.16m × 3.07m (10'4" × 10'0")

A second double bedroom offering flexibility as guest accommodation or a home office.

### Bathroom - 1.71m × 2.27m (5'7" × 7'5")

A separate bathroom offering scope for modernisation.

### WC - 0.95m × 1.65m (3'1" × 5'4")

A separate WC.

### Garage - 5.35m × 2.48m (17'6" × 8'1")

An attached single garage providing useful parking, storage or workshop space.

## GARDENS AND SETTING

An established rear garden incorporates patio and lawned areas with mature planting and established boundaries, creating a pleasant and private outside space with plenty of opportunity for a new owner to personalise.

## PARKING

Off-road parking is provided to the front, with the driveway continuing alongside the bungalow to the attached single garage.





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# The Seller's View

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“Ranleigh Avenue was Mum’s home for many years and it was a place that suited her extremely well. She particularly appreciated the peace and quiet of the cul-de-sac, while still having shops, local amenities and everything she needed within easy reach.

The bungalow was a comfortable and manageable home, with all the accommodation on one level and a garden she could enjoy. It gave her the independence of a detached home without being too large to look after.

As a family, we have many memories connected with the house and know how much Mum enjoyed living here. It now offers the next owner a wonderful opportunity to bring fresh ideas, modernise the property and make it their own.”

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LOCATION

6 Ranleigh Avenue enjoys a peaceful position within an established residential cul-de-sac in Kingswinford, combining a quieter setting with excellent access to everyday amenities.

Local shops and schools are close at hand, while Kingswinford, Wordsley and Stourbridge provide a wider choice of shopping, leisure and services. Merry Hill is also easily accessible, together with Russells Hall Hospital and the wider Dudley area.

Local bus services provide useful connections across the surrounding area, making this a particularly convenient location for day-to-day living.

Tenure

Freehold

Local Authority & Tax Band

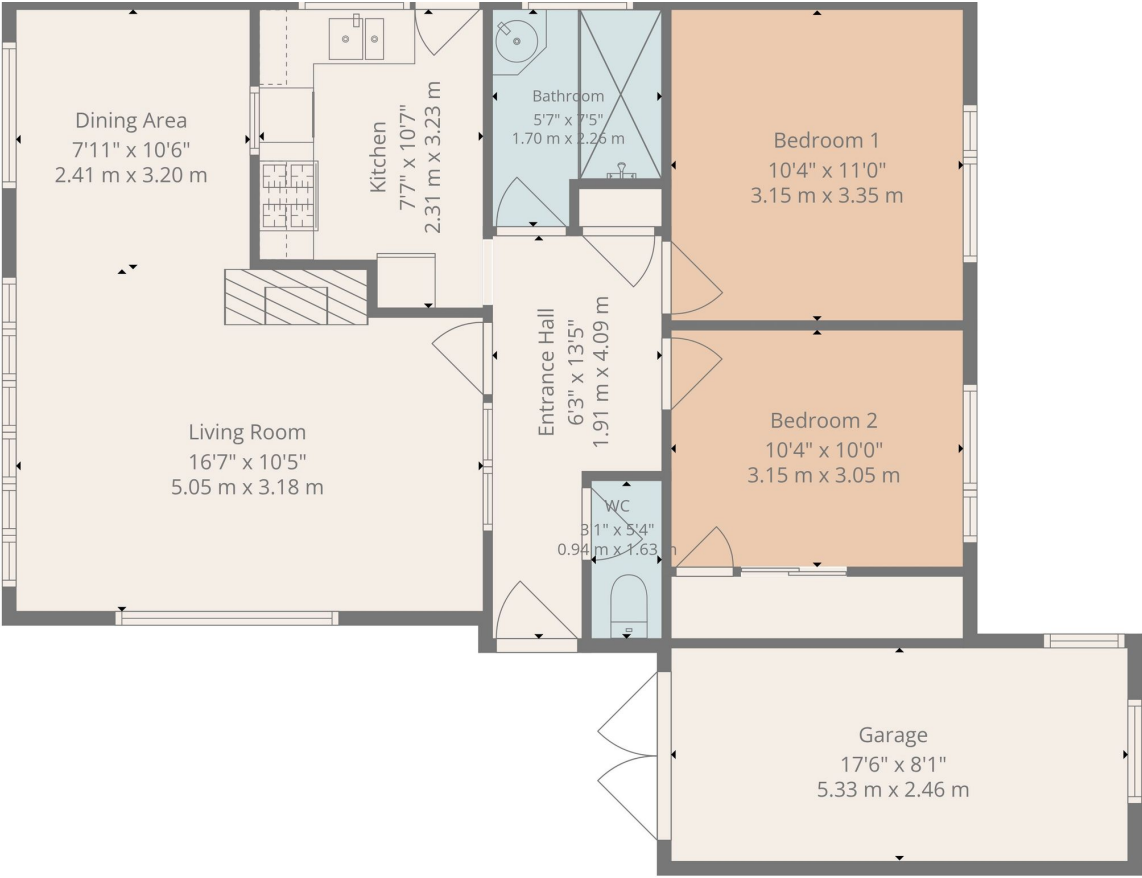
Dudley Metropolitan Borough Council  
Council House  
Priory Road  
Dudley  
DY1 1HF.  
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Ed Firth 07887 430820  
ed.firth@thepropertyexperts.co.uk

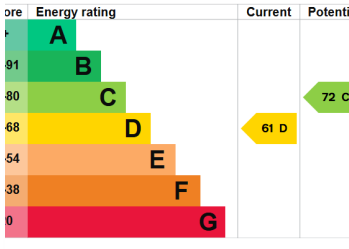
Amenities/Distances

- Town Centre 1.5 miles
- Convenience Store 0.3 miles
- Bus Stop 0.1 miles
- Primary School 0.2 miles
- Secondary School 0.3 miles
- Stourbridge Junction Train Station 3.6 miles
- Motorway links 7.7 miles
- Airport 31 miles
- GP Surgery 0.2 miles
- Russells Hall Hospital 2.3 miles



Total: 770 sq. Ft, 72 m2

AGENTS NOTES  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









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# About the **Area**

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## KINGSWINFORD

Kingswinford is a well-established and popular residential area, valued for its strong sense of community and excellent everyday convenience. The town offers a good range of shops, cafés, pubs and local services, together with a choice of well-regarded schools. From Ranleigh Avenue, many day-to-day amenities are close at hand, while neighbouring Wordsley and Stourbridge provide an even wider choice.

Kingswinford also benefits from an appealing balance between suburban convenience and access to open countryside. Nearby green spaces, canal-side walks and the surrounding South Staffordshire countryside provide plenty of opportunities to get outdoors, while the villages of Kinver and Wall Heath are within easy reach. This combination of established amenities, good local connections and countryside close at hand helps make Kingswinford an enduringly popular place to call home.



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## THE WIDER AREA

Kingswinford is particularly well positioned for exploring the wider West Midlands and surrounding countryside. Stourbridge and Merry Hill are easily accessible for shopping, leisure and entertainment, while Dudley and Wolverhampton provide further employment and commercial centres. To the west, the landscape quickly becomes more rural, with attractive countryside and villages across South Staffordshire and towards Kinver, offering plenty of opportunities for walking and outdoor recreation.



**Plot Size:** 0.35 Acres 1,415.00 sq.m



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# Ed Firth

The **North Worcestershire** Property Expert

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Mark Smith



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