Bloore King & Kavanagh
Sales & Lettings

47 The Ridge

Stourbridge, DY8 5SU

Asking Price £330,000

Approach
Block paved off road parking available for two vehicles comfortably, with side access available. Graveled frontage with a slabbed pathway leading to front entry

Entrance Hall
Laminate flooring. Stairs to first floor accommodation. Security alarm system installed. Doors to lounge, fitted kitchen and downstairs WC.

Downstairs WC
Two piece suite comprising of low level flush WC and pedestal wash hand basin. Laminate flooring.

Lounge/Diner
French patio double doors opening to rear. Window to front. Carpeted throughout.

Fitted Kitchen
Windows to front and side. Good range of eye and low-level units incorporating: 1 1/2 composite sink bowl and drainer unit, integrated bin and built in breakfast bar and ladder storage unit, built in electric hob with extractor hood over, integral electric oven/grill, built in fridge freezer, second integrated under counter fridge and an integral dishwasher. Partly tiled walls and laminate flooring. French patio double doors opening to rear. Door into:

Utility Room
Stainless steel sink installed within eye and low-level units, having plumbing for a washer installed. Boiler housed on rear wall.

Landing
Window to rear. Doors to all bedrooms and house bathroom.

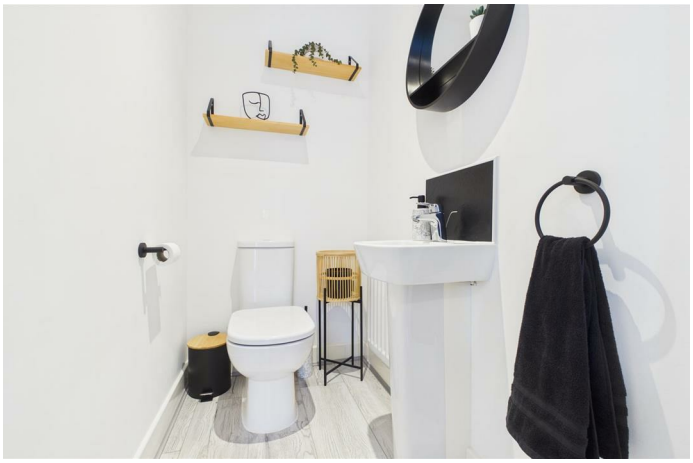
Master Bedroom
Windows to front and side. Door into:

En-Suite Shower Room
Three piece suite comprising; separate double shower cubicle with mains fed shower unit installed, pedestal wash hand basin and a low level flush WC. Heated towel rail. Partly tiled walls. Window to front.

Bedroom Two
Window to front. Built in store.

Bedroom Three
Window to rear. Fitted wardrobes with sliding doors installed.

House Bathroom
Three piece suite comprising; paneled bath with mixer shower over, pedestal wash hand basin and a low level flush WC. Partly tiled walls and vinyl flooring. Heated towel rail installed. Window to rear.



Rear of Property

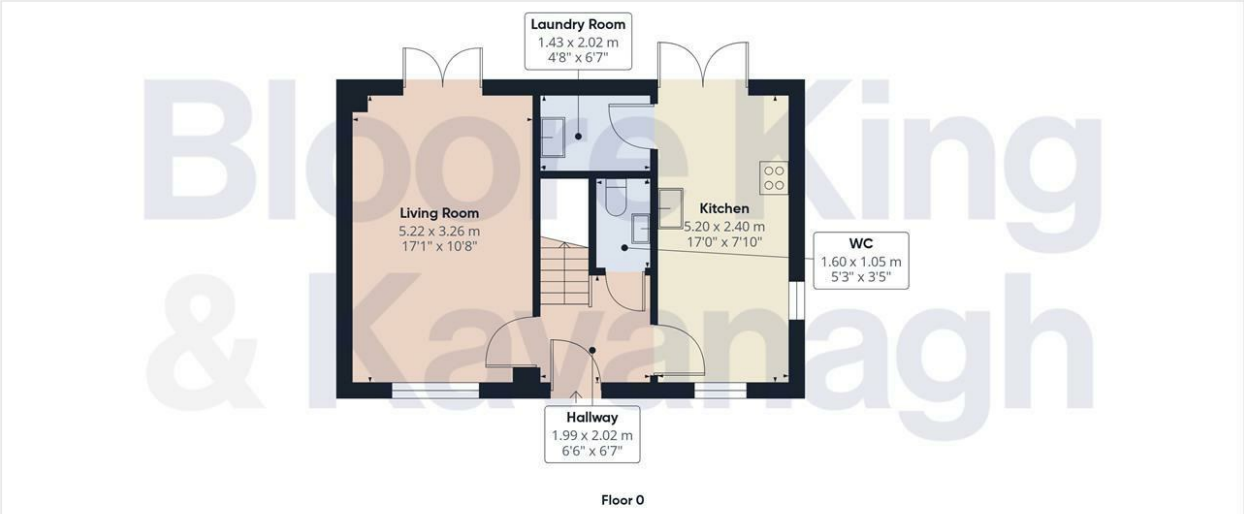
Composite decking with side access available. Step leading down to main garden laid to Astroturf with Pergola fixture installed with further steps leading down to the bottom of the garden, which is slabbed throughout and has a large shed ideal for storage purposes. Landscaped and ideal for outside entertaining.

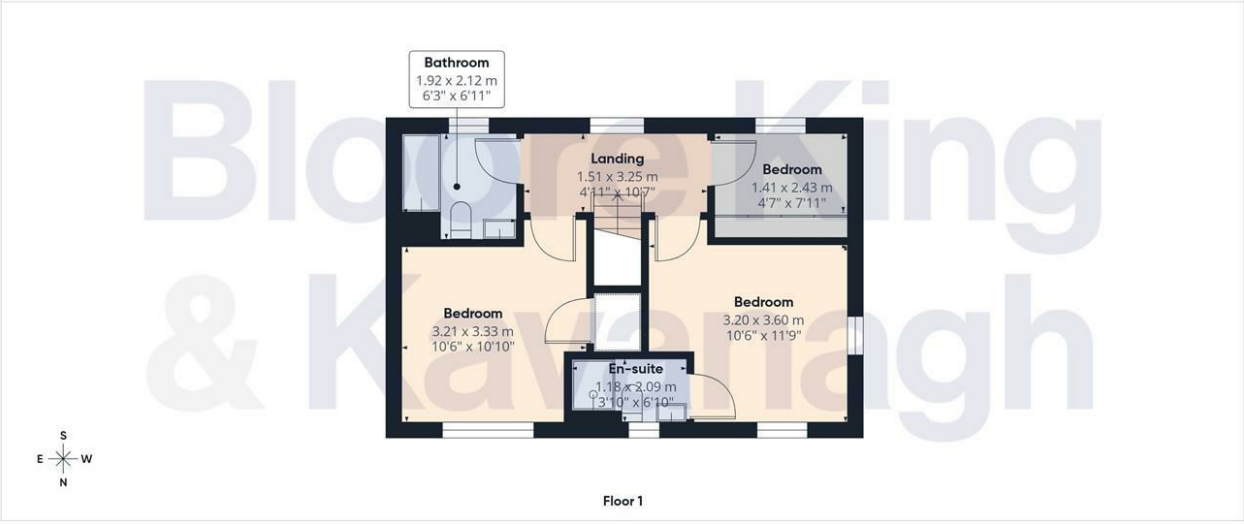
Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Approximate total area(1)

78 m²

839 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements