



**Connells**

Ragees Road  
Kingswinford



### Property Description

Situated in Kingswinford near Rangeways Road. Primary & Secondary schools very close by. A good range of shops nearby. Excellent transport links into Dudley & Stourbridge.

### To The Front

Lawn to the front of the property with creteprint driveway leading to the garage.

### Entrance Hallway

Double glazed entrance door to the front elevation with side panels, double glazed window to the side elevation, radiator and doors to;

### Lounge/Diner

28' 9" max x 11' 2" into recess ( 8.76m max x 3.40m into recess )

Double glazed bow window to the front elevation, double glazed sliding doors to the rear garden, wood effect flooring, two radiators, spotlights to ceiling and stairs to first floor landing.

### Reception

8' 10" x 8' 5" ( 2.69m x 2.57m )

Double glazed window and door to the side elevation, wood effect flooring and radiator.

### Kitchen

9' 11" x 9' 3" ( 3.02m x 2.82m )

Double glazed window and door to the rear elevation, a range of wall and base units, worksurfaces with inset sink, integrated double oven and electric hob, extractor fan, wood effect flooring and radiator.

### Bathroom

Double glazed window to the side elevation, fully tiled with suite comprising; bath with shower over, vanity wash hand basin, wc, extractor fan, wood effect flooring and radiator.

### Landing

Doors to bedrooms and bathroom.

### Bedroom One

13' 6" x 9' ( 4.11m x 2.74m )

Double glazed window to the front elevation and radiator.

### Ensuite

Double glazed window to the rear elevation and suite comprising; shower cubicle, wash hand basin, wc, wood effect flooring and radiator.

### Bedroom Two

9' 4" x 7' 4" ( 2.84m x 2.24m )

Double glazed window to the rear elevation and radiator.

### Bedroom Three

9' 11" x 6' 10" max ( 3.02m x 2.08m max )

Double glazed window to the front elevation, in-built storage cupboard and radiator.

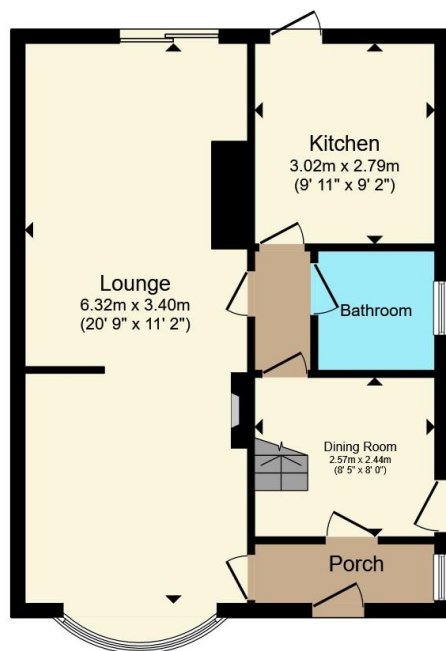
### Garage

Roller door leads into the garage, lights, power and double glazed window to the side elevation.

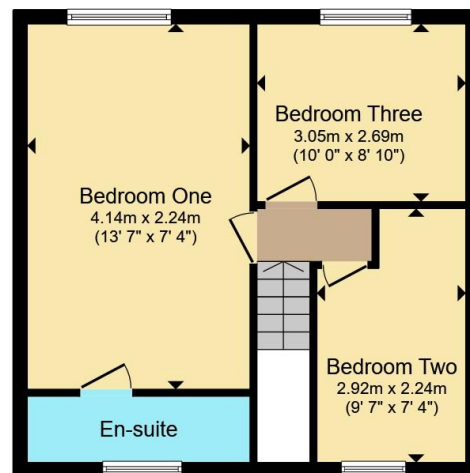
### Rear Garden

The rear garden comprises of a paved patio area leading to the lawn.

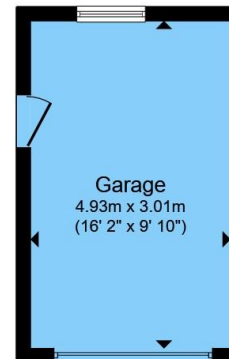




**Ground Floor**



**First Floor**



**Garage**

Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBR313183](http://connells.co.uk/Property/SBR313183)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313183 - 0013