

PTN Estates

Residential Sales & Lettings



34 Ragees Road, , Kingswinford, DY6 8NG

£89,950

Located within a quiet cul de sac on the popular High Acres development, this impressive purpose built first floor apartment with NO UPWARD CHAIN boasts its own front door and drive way.

This spacious accommodation offers one double bedroom, splendid lounge with modern fireplace and electric fire, along with an attractive kitchen with cooker point
Benefits include gas central heating, UPVC double glazing and storage cupboards

WE ARE INFORMED THAT THIS PROPERTY IS LEASEHOLD WITH 97 YEARS REMAINING ON THE LEASE
GROUND RENT £125 PER ANNUM
NO SERVICE CHARGE PAYABLE

Hallway 0.923 x 1.231

Set back from the road and entered through a wooden front door to a small hallway area with stairs up to the apartment. With ceiling light point and fuse box

Landing 0.94m x 0.86m

Located at the top of the stairs with obscure UPVC double glazing to the side elevation, artex ceiling and light point. Wooden door leads into the lounge

Lounge 3.78 x 4.911 max (3.34 min)

This splendid lounge which oozes natural light boasts a focal point of an Adam style fire place with marble hearth and back, which is inset with a pebble style electric fire. Benefits include two UPVC double glazed windows, artex ceiling with two light points, and gas central heating radiator. In addition to a very handy built in wall cupboard with shelving and obscure glazing to the kitchen

Kitchen 2.307 x 2.015

This splendid shaker style kitchen comprises of both wall and base units, enhanced with coordinating rolled edge work surface, single carbonate sink unit with mixer tap and tiled splash back. Benefits include UPVC double glazing to the side elevation, gas cooker point and artex ceiling with light point

Lobby Area 0.811 x 0.974

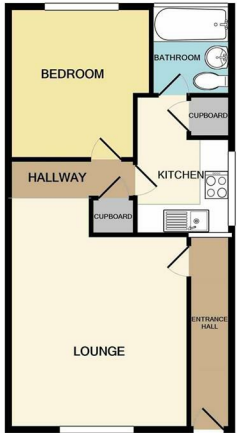
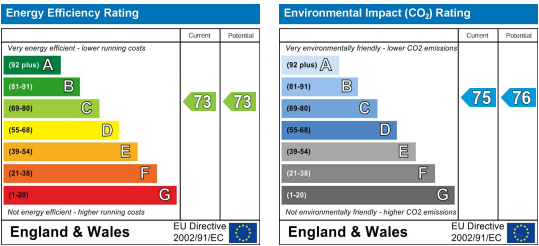
With ceiling light point, gas central heating radiator, and built in cupboard with shelving and homing the boiler. Door leads to the bathroom

Bathroom 1.68m x 1.88m

Comprising of a three piece white shell style suite comprising of a paneled in bath, pedestal wash hand basin and low flush W.C. enhanced with coordinating tiled splash back and chrome effect ladder style central heating radiator. Benefits include UPVC double glazing to the rear elevation

Bedroom 3.002 x 3.41 max (2.812 min)

With UPVC double glazing to the rear elevation, gas central heating radiator, artex ceiling and light point



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Accuracy of Brochures

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Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624