



**LexAllan**

local knowledge exceptional service

44 Ridgeway Road, Stourbridge, West Midlands, DY8 5UE

**\*\* THIS WILL TICK THE BOXES FOR THOSE LOOKING TO MAKE THAT STEP ONTO THE LADDER \*\***

This charming three bedroom semi has been well maintained over the years of ownership & is now ready for its next custodian. Nestled on a well known address in Wordsley you are surrounded by superb local amenities, schooling options and those in need of transport links.

In brief the property comprises; entrance hall, lounge, kitchen/breakfast room & utility. To the first floor are three bedrooms & house bathroom. Private garden to the rear along with ample off road parking to the front. Call today to arrange your viewing.



### Approach

Driveway to front providing ample off road parking.

### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, double glazed window to side, central heated radiator.

### Lounge

12'2" x 11'9" (3.71 x 3.59 )

Electric fire, double glazed window to front, central heated radiator.

### Kitchen/Breakfast Room

11'10" x 10'9" (3.61 x 3.30 )

Variety of wall and base units, Belfast style sink and drainer with mixer tap, integrated fridge & freezer, double glazed window to rear, opening to utility area, tiled splashback. Worksurface with plumbing for washing machine under, double glazed window to rear, central heated radiator, door off to lean to.



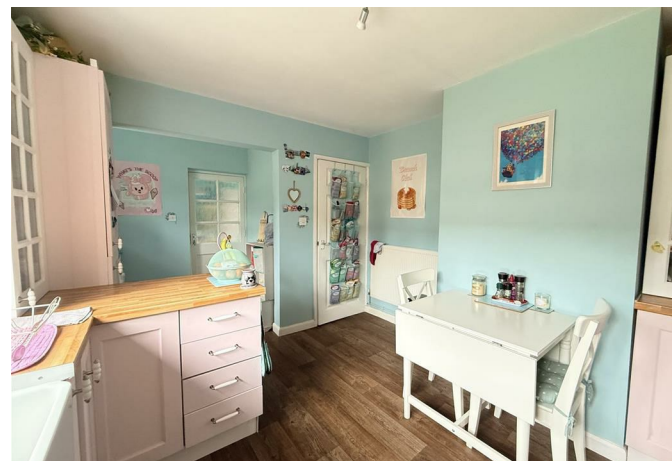
### Utility

7'6" x 6'8" (2.30 x 2.04 )

Base units with worksurface, door off to front & rear garden.

### Landing

Airy landing with doors off to all first floor accommodation, loft access, double glazed window to rear.



**Bedroom 1**  
12'7" x 10'6" (3.84 x 3.21 )

Double glazed window to front, central heated radiator.

**Bedroom 2**  
10'9" x 9'10" (3.29 x 3.02 )

Built in storage, double glazed window to rear, central heated radiator.

**Bedroom 3**

Built in storage, double glazed window to front, central heated radiator.

**Bathroom**

Bath with shower over, wash hand basin, w.c, double glazed window to rear & side.

**Garden**

Patio area with tidy lawn.

**Tenure (Freehold).**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Energy Efficiency Rating	
Current	Potential
	83
	70

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



