



## Roadstone Drive, Sedgley, Dudley, West Midlands, DY3 4AR

- MODERN TOP FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- HIGHLY DESIRABLE BAGGERIDGE VILLAGE LOCATION
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING PLUS ADDITIONAL VISITOR PARKING
- NO GROUND RENT

**Offers In The Region Of £220,000**



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## DESCRIPTION

Hunters are excited to present this beautifully decorated top floor apartment, situated within a modern block amongst the well sought after Baggeridge Village, on the South Staffordshire border. Brilliantly placed on the edge of the countryside, offering a peaceful surrounding whilst still being close to local amenities, most notably a café, hairdressers and children's adventure centre within a stones throw - you will also benefit from a private access into Baggeridge County Park, ideal for dog walking.

A perfect choice for first time buyers, access is via a communal door controlled by personal fob. Comprising of an entrance hall leading to all rooms including an open plan living kitchen, adorned in natural light from the large surrounding windows. Two bedrooms with the second currently serving as a dressing room with feature panelling, and a stylish bathroom complete the accommodation. Returning to the fitted kitchen, an integrated electric oven, hob, fridge & freezer help to achieve a minimalistic look. Meanwhile a breakfast bar provides seating.

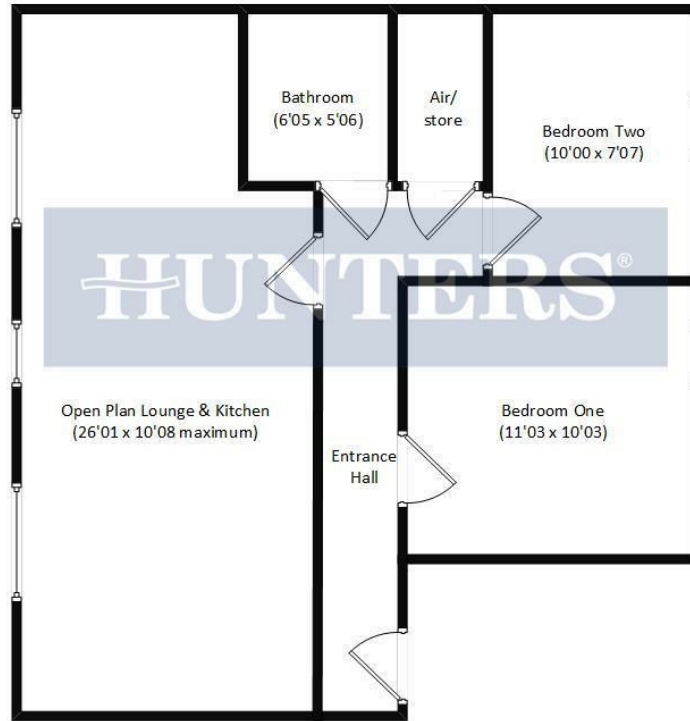
Allocated parking with additional visitor spaces and a communal garden area with unobstructed views of the Baggeridge tower, also offers patio seating and a brick built BBQ area.

Viewing is highly recommended. To schedule an appointment please call the office and speak with our sales department.









This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

### Viewings

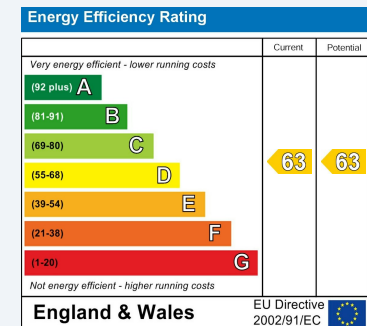
Please contact [sedgley@hunters.com](mailto:sedgley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.