

SKITTS

ESTATE AGENTS



Ward Road, Baggeridge Village
Dudley, DY3 4BD

£540,000

01902 686868

We Value Your Home



An outstanding four bedroom detached property pleasantly positioned in a quiet spot on the extremely popular Baggeridge Village development. This meticulously designed residence by house builders David Wilson Homes has been improved further to a high standard by the current owners and simply must be seen to be appreciated.

This immaculate 'dream home' offers excellent and spacious, modern style family accommodation benefiting from numerous noteworthy features including: a delightful living room with cast iron burner, a converted sitting room/cinema room ideal for entertaining, downstairs WC, an impressive breakfast kitchen with integrated appliances with a useful utility off.

To the first floor are four double bedrooms all with fitted wardrobes, a stylish bathroom and ensuite shower room to the main bedroom. The private rear garden has undergone a stunning upgrade providing patio area, artificial lawn areas, a sheltered timber decking area ideal as a hot tub space, a useful garden shed and gated side access. The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings.

Further highlights include: an electric car charging point, gas fired central heating, double glazing, Karndean flooring, Amtico flooring and off road parking to the front. Baggeridge Village is a highly regarded residential area located close to amenities and within a mile from Sedgley Town centre which provides a range of shops, schools and public transport services close to hand.

Council Tax Band TBC. Energy Rating B. Tenure FREEHOLD. Service Charge £110.00 per 6 months approximately. The solar panels to the property are negotiable and should be discussed with the vendor.

INTERIOR VIEWINGS ARE HIGHLY RECOMMENDED

Approach By way of block paved and tarmac driveway providing off road parking for numerous vehicles.

Reception Hall Having composite front door, central heating radiator and Amtico flooring.

Downstairs Cloakroom Having low flush WC, wash hand basin, extractor fan, ceramic wall tiling and Amtico flooring.

Living Room 15' 9" x 12' 7" (4.80m x 3.83m) Having cast iron multi-fuel burner in feature chimney breast, storage cupboard, central heating radiator, laminate flooring, double glazed bay window and double glazed side window.

Sitting Room/Cinema Room 18' 4" x 8' 7" (5.58m x 2.61m) Having fitted storage and shelving, central heating radiator, Karndean flooring and double glazed bay window.

Breakfast Kitchen 19' 3" x 16' 4" (5.86m x 4.97m) (Max) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with six ring gas hob and cooker hood, integrated dishwasher and range of fitted wall cupboards. Central heating radiator, Amtico flooring, double glazed windows and door leading out.

Utility 9' 2" x 6' 5" (2.79m x 1.95m) Having fitted base units and decorative laminate work tops, fitted wall cupboards, plumbing for washing machine, wall mounted combination boiler and composite door to the rear garden.





Landing Having double glazed window, airing cupboard and loft hatch for access by way of retractable ladder.

Bedroom One 12' 6" x 11' 9" (3.81m x 3.58m) Having range of fitted wardrobes, central heating radiator, laminate flooring and two double glazed windows.

En-suite 7' 5" x 5' 2" (2.26m x 1.57m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, heated towel rail and double glazed window.

Bedroom Two 12' 1" x 11' 1" (3.68m x 3.38m) Having range of built in wardrobes, central heating radiator, laminate flooring and double glazed window.

Bedroom Three 12' 2" x 8' 8" (3.71m x 2.64m) Having built in cupboard, central heating radiator, laminate flooring and double glazed window.

Bedroom Four 12' 2" x 10' 1" (3.71m x 3.07m) Having range of built in wardrobes, central heating radiator, laminate flooring and double glazed window.

Bathroom 10' 0" x 6' 8" (3.05m x 2.03m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area and flowering shrubs. Sheltered timber decking area, garden shed and gated side access.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: TBC
EPC RATING: B

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

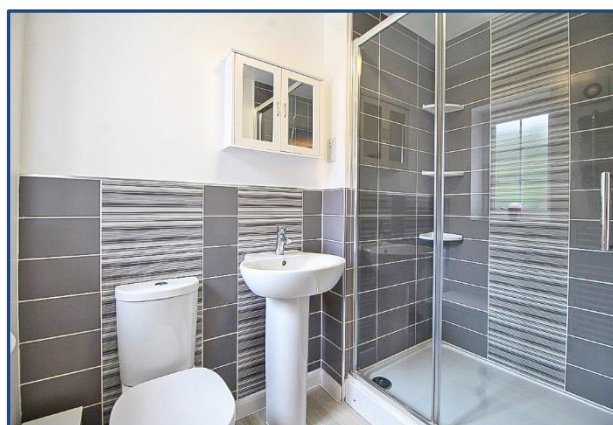
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

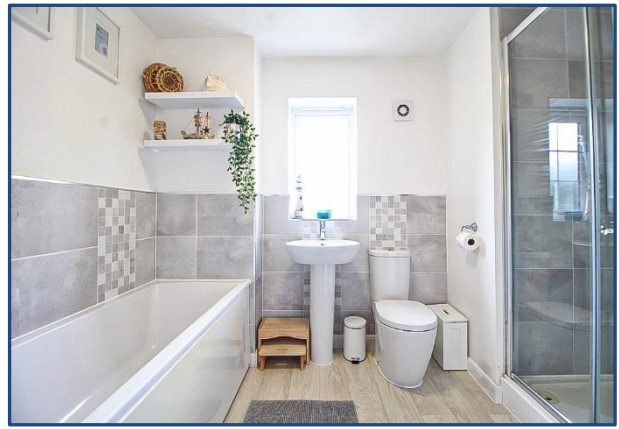
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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Not to be used as a basis for any contract or agreement in relation to the property. The information is provided for information only and is not intended to be used as a basis for any contract or agreement. The information is provided for information only and is not intended to be used as a basis for any contract or agreement. The information is provided for information only and is not intended to be used as a basis for any contract or agreement.

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

