



Monkton Way, Baggeridge Village
Dudley, DY3 4BS

£365,000



An impressive, luxurious and stunning family residence situated on the desirable and popular Baggeridge Village development meticulously designed to a particularly high specification by house builders David Wilson Homes. This delightful semi-detached home arranged over three floors is presented to an exceptional standard throughout and must be seen to be appreciated.

The accommodation to this modern property briefly include: living room plus conservatory, dining kitchen, downstairs WC, two first floor bedrooms plus family bathroom and a stunning principle bedroom on the second floor with ensuite shower room off.

Further noteworthy features to this outstanding property include: integrated appliances in the stunning dining kitchen plus concealed lighting, 'Karndean' flooring, a wonderful 20ft main bedroom on the second floor, central heating, double glazing, off road parking plus garage to the side and a pleasant rear garden with patio area and lawn area.

This extremely well maintained and deceptively spacious property offers excellent modern style living accommodation and interior viewings are highly recommended.

Council Tax Band D. Energy Rating B. Tenure FREEHOLD.

Approach By way of tarmac driveway to the side providing off road parking for numerous vehicles.

Reception Hall Having composite front door, central heating radiator and ceramic floor tiling.

Downstairs WC Having low flush WC, wash hand basin, central heating radiator, ceramic wall and floor tiling.

Living Room 16' 11" x 12' 1" (5.15m x 3.68m) Having under stairs storage cupboard, two central heating radiators, Karndean flooring, double glazed side window and double glazed bay window to the front.

Inner Hall Having central heating radiator, Karndean flooring and stairs to the first floor.

Dining Kitchen 15' 5" x 10' 11" (4.70m x 3.32m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator, freezer, dishwasher and washing machine, range of fitted wall cupboards and cupboard housing combination boiler. Ceramic wall tiling, central heating radiator, double glazed window and door leading out.

Conservatory 16' 0" x 9' 10" (4.87m x 2.99m) Having electric wall heater, flush ceiling spot lights, ceramic floor tiling, double glazed windows, doors leading out to the rear garden, two Velux windows and door to the side.

Landing Having airing cupboard, central heating radiator, double glazed window and stairs to the second floor.





Bedroom (First Floor) 12' 0" x 9' 0" (3.65m x 2.74m) Having central heating radiator and double glazed window.

Bedroom (First Floor) 11' 1" x 8' 9" (3.38m x 2.66m) Having range of built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bathroom (First Floor) 8' 5" x 6' 6" (2.56m x 1.98m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, heated towel rail, laminate flooring and double glazed window.

Bedroom (Second Floor) 20' 8" x 15' 7" (6.29m x 4.75m) Having two central heating radiators, double glazed window and two Velux windows.

En-suite 8' 6" x 3' 11" (2.59m x 1.19m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, shaver point and heated towel rail.

Garage 17' 8" x 10' 1" (5.38m x 3.07m) Having 'Up & Over' door, light and power points.

Rear Garden Having paved patio area, cold water tap and neat lawn area.



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: D
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.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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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SIGNED :

DATE:

