



Chalmers Road, Baggeridge Village
Dudley, DY3 4BJ

£350,000



Skitts Estate Agents are proud to present this delightful, luxurious three bedroom semi detached family residence situated on arguably one of the best plots on the desirable BAGGERIDGE VILLAGE development affording great views of Baggeridge Park, meticulously designed to a particular high specification by house builders David Wilson Homes.

This three bedroom 'DREAM HOME' is presented throughout to an exceptional standard and must be seen to be appreciated. This stunning family home is arranged over three floors offering spacious accommodation that must be seen to be appreciated.

The property enjoys panoramic open views over surrounding countryside with picturesque nearby walks. Stunning rear garden plus ample off-road parking and single garage. This property requires early internal inspection to avoid any disappointment.

The accommodation to this modern property briefly include: Entrance hallway, downstairs w.c, spacious lounge, stunning hub of the home kitchen/diner. To the first floor are two good sized bedrooms and a well appointed family bathroom. On the second floor lies the master suite complete with built in wardrobes, en-suite shower room and stunning views. **INTERIOR VIEWING IS HIGHLY RECOMMENDED.**

Tenure: FREEHOLD Council Tax Band: D EPC: B

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

Entrance Hallway

Lounge 15' 1" x 11' 10" (4.60m x 3.60m) Having under stairs storage cupboard, two central heating radiators, double glazed side window and feature double glazed bay window to the front.

Kitchen/Diner 15' 1" x 10' 6" (4.60m x 3.20m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric 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 patio doors leading out to rear garden.

First Floor Landing Having airing cupboard, central heating radiator and stairs to the second floor.

Bedroom Two 13' 9" x 8' 6" (4.20m x 2.60m) Having central heating radiator and double glazed window.

Bedroom Three 11' 10" x 8' 6" (3.60m x 2.60m) Having central heating radiator and double glazed window.

Family Bathroom 7' 7" x 5' 9" (2.30m x 1.75m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, heated towel rail and double glazed window.





Bedroom One (Second Floor) 19' 8" x 15' 9" (6.00m x 4.80m) Having two central heating radiators, built in wardrobes, double glazed window to front offering breathtaking views and two Velux windows.

En-suite 8' 2" x 4' 4" (2.49m x 1.31m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall tiling, extractor fan, shaver point and heated towel rail.

Garage Having 'Up & Over' door, light and power points.

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

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable. We are advised by the current vendors that there is an estate maintenance charge of approximately £122.00 every 6 months.

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.

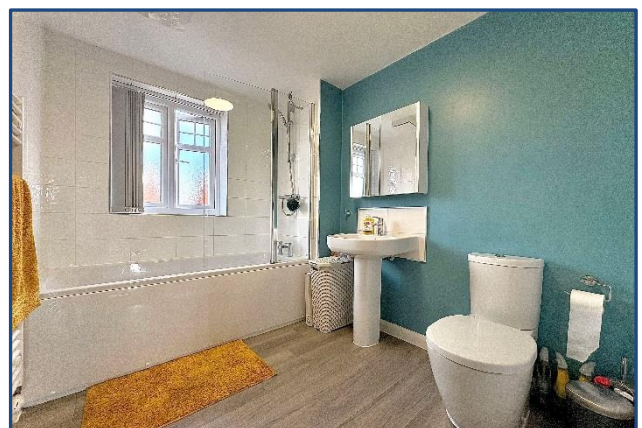
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

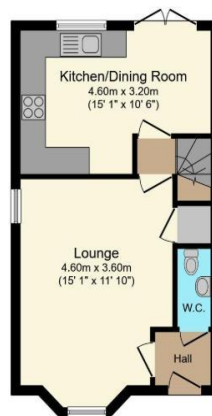
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.

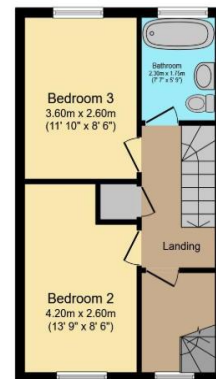
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

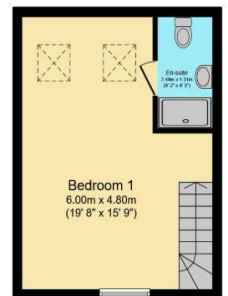




Ground Floor



First Floor



Second Floor

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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:

