



Connells

Baggeridge House Roadstone Drive
Gospel End Dudley

Baggeridge House Roadstone Drive Gospel End Dudley DY3 4AR

for sale
£325,000



Property Description

Baggeridge House was a Conversion creating sixteen, 1 and 2 Bedroom Luxury Apartments, each one thoughtfully designed with its own character. Baggeridge House is set in a sought after Semi-Rural Location with direct access to Baggeridge Nature Reserve. From the communal gardens you will enjoy panoramic views of the Countryside.

Baggeridge House is perfect for Professionals and Downsizers who want low maintenance, high spec modern living with space and character as well as safety and security.

Baggeridge Country Park is a beautiful area of countryside on the doorstep of the Black Country, with a great range of facilities on offer including Baggeridge Village shops. The park has been a Green Flag winner every year since 1998 which is an international mark of quality for parks and green spaces. The park is ideal for walkers and dog walkers, families with young children, bird watchers and nature enthusiasts.

Communal Entrance

Intercom system with touch screen video, stairs to first floor accommodation.

Entrance Hall

Touch screen video intercom system, central heating radiator.

Lounge

19' (into bay) x 14' 8" (5.79m (into bay) x 4.47m)

Feature turret style bay window to the front elevations, circular port hole window to side elevation, central heating radiator.

Kitchen / Diner

19' 6" x 16' 5" (5.94m x 5.00m)

A fitted kitchen to comprise a range of shaker style wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & electric hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated washer dryer, radiator, double glazed french doors leading to onto private terraced garden, double glazed window to the rear.

Terrace

Glass balustrade, low maintenance artificial lawn.

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Two double glazed windows to the side elevation, radiator, door leading to dressing room, door to bathroom.

Dressing Room

6' 9" x 4' 5" (2.06m x 1.35m)

Double glazed window to the side, built-in storage & storage rails.

Bedroom Two

16' 2" x 11' 7" (4.93m x 3.53m)
Double glazed window to the side elevation,
central heating radiator.

Jack & Jill Bathroom

Comprising walk-in shower cubicle with mains
power shower over, wash hand basin in
vanity unit, low level w.c., heated towel rail,
tiling, extractor fan, inset spot lights, door
leadintg to bedroom & hallway.

Outside

The Communal gardens are landscaped with
lawns, patio areas, communal Brick Built BBQ
and outside bench seating. Each apartment
has 2 x allocated parking spaces with visitor
space available.

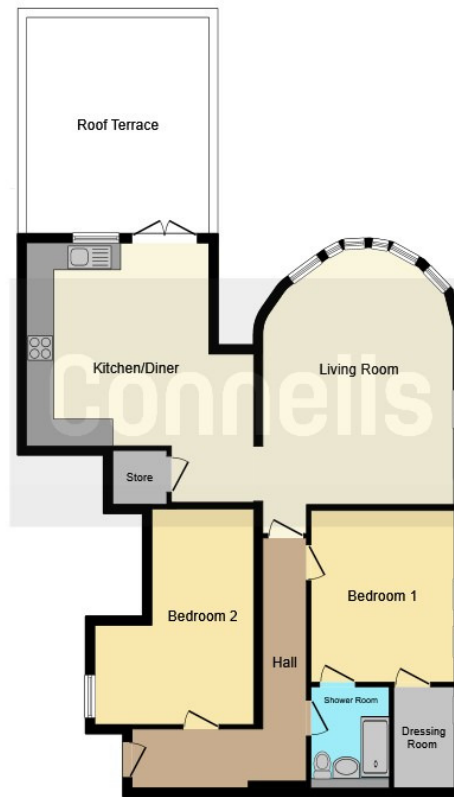
Leasehold Information

We have been advised the following
Leasehold Tenure Information & Costs : -
200 Year lease commencing on 1st January
2022.
Current Ground Rent Approximately - N/A
Current Annual Service Charge of £1242.00
per annum
Building Insurance Inclusive
Prospective Purchasers please note we have
not had any of the Information or Charges
verified by a Conveyancer / Solicitor and
would advise all Prospective Purchasers to
check and verify details and costs with their
Conveyancer / Solicitor









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1242.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD313986

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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