



8 Brick Kiln Way, Baggeridge Village, Dudley, South Staffordshire, DY3 4BA

BERRIMAN
EATON

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A substantial detached house offering well proportioned, four-bedroomed accommodation standing in a prominent position in Baggeridge Village (WOMBOURNE OFFICE)

NB Garden photos pending.

LOCATION

Baggeridge Village is located between Wombourne and Sedgley and has excellent access to the commuter network with convenient travelling to Birmingham and the wider West Midlands conurbation. The beauty spot of the former Baggeridge Colliery is within walking distance making it an excellent recreational spot, particularly with dog walkers and nature lovers.

DESCRIPTION

8 Brick Kiln Way is a detached family home occupying a prominent position on the Baggeridge Estate with a tandem driveway, single detached garage and rear garden. The internal accommodation briefly comprises lounge, study, open plan kitchen and dining room, separate utility and storeroom, cloakroom/wc to the ground floor. To the first floor the principal bedroom has an ensuite and fitted wardrobes as well as three further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

A composite door with opaque leaded centre panel opens into the ENTRANCE HALLWAY with staircase with wooden balustrades rising to the first floor landing, radiator, and CLOAKROOM with low-level wc, pedestal wash hand basin with mixer tap, tiled splashback, double glazed opaque leaded window to the side elevation, spotlights and understairs storage cupboard. There is a STUDY with double glazed leaded window to the front elevation and radiator. The open-plan DINING KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl stainless steel sink and drainer with mixer tap, integrated oven and microwave, ceramic hob with chimney extractor over, integrated fridge, freezer and dishwasher, tiled floor, radiator, walk-in bay window with double glazed French doors and side windows. A door leads into the UTILITY with fitted work surface and single drainer sink unit with mixer tap, cupboard housing the wall-mounted gas-fired central heating boiler with further cupboards above and below, plumbing for a washing machine, double glazed door to the rear garden, tiled floor, radiator and walk-in storage cupboard with hanging rail. The LOUNGE has a double glazed bay window to the front elevation, recess for a wall-mounted TV, wall-mounted, mirrored recessed electric fire, radiator and wiring for ceiling lights.

The staircase rises to the first floor LANDING with double glazed opaque window to the side elevation, airing cupboard housing the hot water cylinder, loft access and radiator. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, pedestal wash hand basin, low-level wc, chrome heated ladder towel rail, part-tiled walls, tiled floor and double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has a double glazed leaded window to the front elevation, radiator, fitted wardrobes and ENSUITE which has a walk-in shower cubicle, low-level wc, pedestal wash hand basin, chrome heated ladder towel rail, double glazed leaded opaque window to the side and part-tiled walls. BEDROOM 2 has two double glazed windows to the front elevation, radiator and BEDROOM 3 is also a double room with two double glazed leaded windows to the rear elevation, radiator, and fitted wardrobes one with mirrored door. BEDROOM 4 has a double glazed leaded window to the rear elevation and radiator.

OUTSIDE

The property is approached over a driveway affording off-street parking for several vehicles and giving access to the DETACHED GARAGE with elevating door and double glazed door onto the garden.

The REAR GARDEN is enclosed by fencing, it has gated side access, patio area, lawn, and gravelled borders.

SERVICES

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F - South Staffordshire DC.
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers Around
£525,000

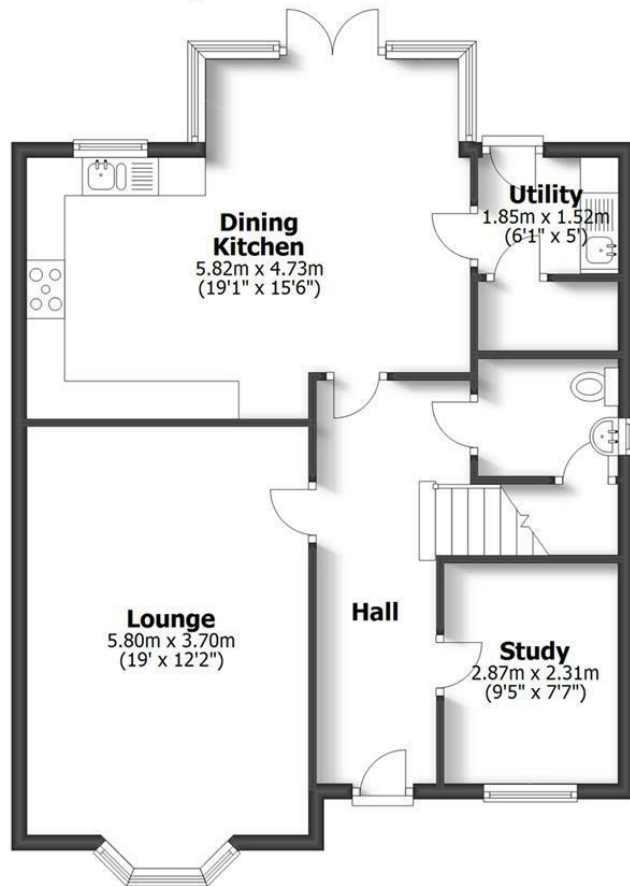
EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

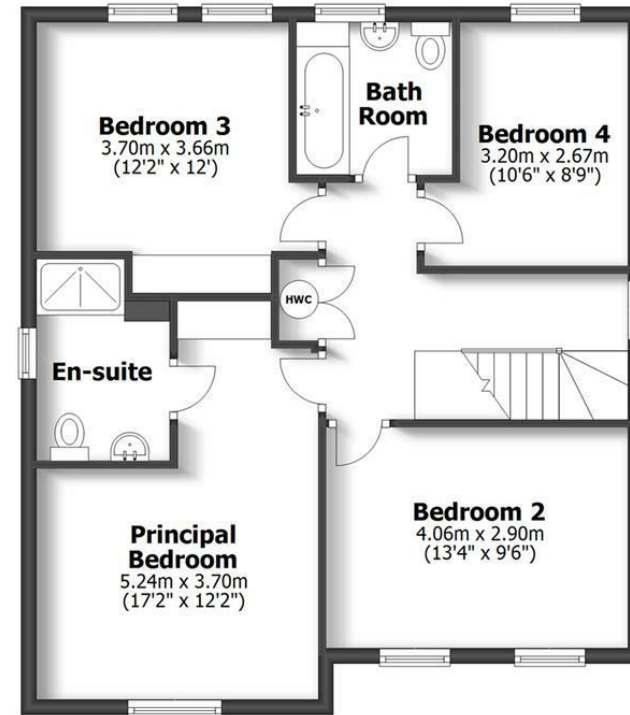


8 BRICK KILN WAY
BAGGERIDGE VILLAGE, SEDGLEY

TOTAL: 137.9sq.m. 1484sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

