



5 Marl Way, Baggeridge Village Gospel End, Dudley, South Staffordshire, DY3 4BP

BERRIMAN
EATON

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A modern, semi-detached three storey house offering well proportioned and well presented, three bedroomed accommodation standing in this popular and convenient development. Hall, cloakroom, lounge, dining kitchen, two bedrooms and bathroom to the first floor and principal suite to the upper storey. Driveway parking, garage with office space, and an enclosed rear garden.

WOMBOURNE OFFICE.
(EPC: B).

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. Baggeridge Village was built by David Wilson Homes in approximately 2015 and is designed and built to a high specification.

DESCRIPTION

5 Marl Way is a modern semi detached, three storey family home with off road parking for several vehicles, single garage, part of which has been converted to a home office and part utility, and enclosed landscaped rear garden. The internal accommodation is stylishly presented and briefly comprises lounge, re-fitted kitchen diner and cloakroom/wc to the ground floor. There are two double bedrooms and a family bathroom to the first floor and the principal bedroom on the top floor is spacious and airy with fitted bedroom furniture and en-suite shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

A composite entrance door opens into the ENTRANCE HALLWAY with radiator, tiled floor and access to the CLOAKROOM which has low level wc, pedestal wash hand basin with stainless steel mixer tap and tiled splashback, fitted mirror, radiator and extractor. The LOUNGE has a double glazed bay window to the front elevation, radiator, double glazed window to the side, understairs storage cupboard and door into the INNER LOBBY with staircase rising to the first floor landing and radiator. A door from the lobby leads into the DINING KITCHEN which has been updated and offers a stylish range of wall and base units with complementary work surfaces and tiled splashback, inset stainless steel single drainer sink unit with mixer tap, Zanussi induction hob with fitted Zanussi chimney extractor over, Zanussi oven, integrated appliances including fridge, freezer, dishwasher and washing machine. Double glazed French doors lead out onto the garden, double glazed window to the rear elevation, radiator, spotlights and wiring for a downlight.

The staircase rises to the first floor LANDING with wooden balustrades at the top, area under the stairs which could be used as an office and airing cupboard housing the hot water cylinder. The BATHROOM is fitted with a white suite comprising bath with shower over and glazed screen, vanity wash hand basin with mixer tap, wc, double glazed opaque window to the rear elevation, heated ladder towel rail and part-tiled walls. There are TWO DOUBLE BEDROOMS, one with double glazed window to the rear elevation and one to the front and both have radiators.

▪ A further, turned staircase with wooden balustrades rises to the SECOND STOREY with double glazed window to the front elevation at the half-turn. The PRINCIPAL SUITE comprises double bedroom with double glazed window to the front elevation and two double glazed Velux windows to the rear, radiator and a range of bespoke fitted wardrobes and drawers. The ensuite has a large walk-in shower cubicle, low-level wc, vanity wash hand basin with mixer tap and tiled splashback, heated ladder towel rail and extractor.

OUTSIDE

The property is approached over a tarmac drive affording off-street parking for several vehicles and giving access to the GARAGE which has an elevating door, pitched roof, boarded roof space for storage, and has been part-converted to provide an office space and utility area with space for a tumble dryer and UPVC door to the garden.

▪▪ The REAR GARDEN has been landscaped to a very high standard for low maintenance with Astro-turf, tiled patio, fencing to the boundary and a raised patio to the rear of the garden. A garden gate leads to the driveway. There is provision for a hot-tub which may be available by separate negotiation.

SERVICES

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

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Offers Around
£365,000

EPC:

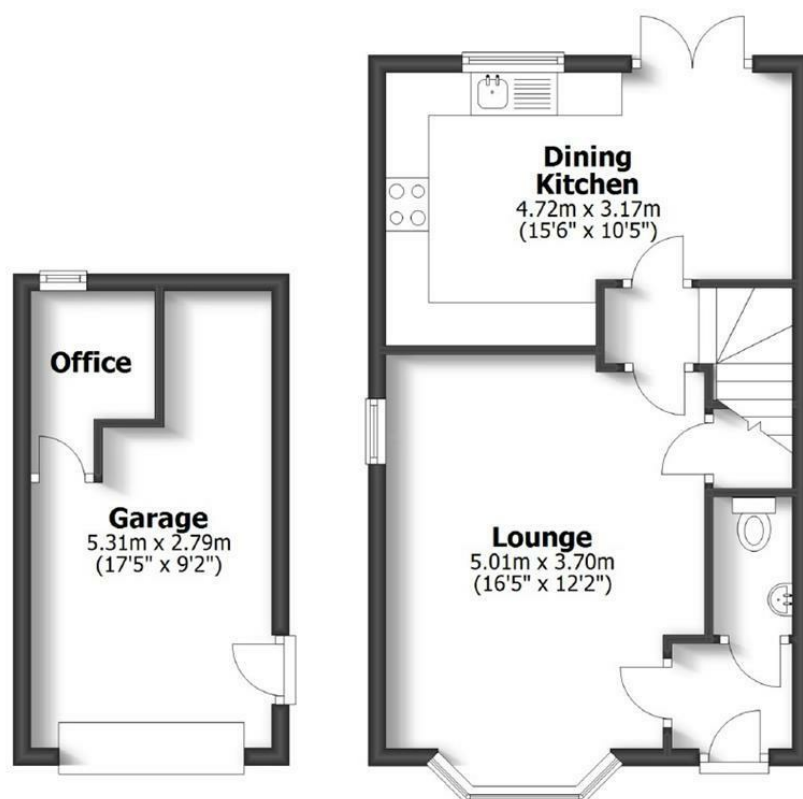
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



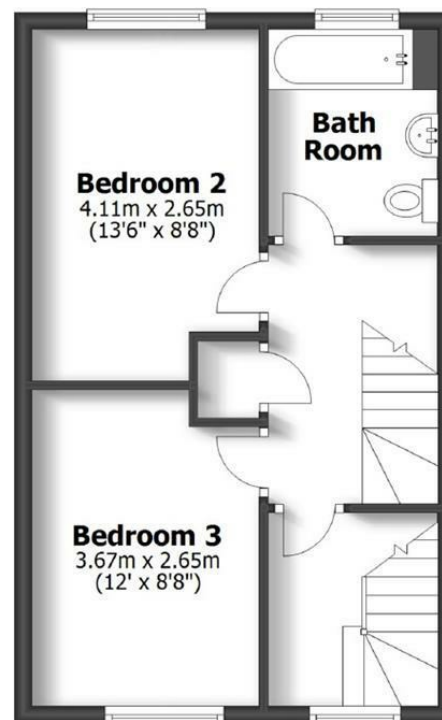
5 MARL WAY BAGGERIDGE VILLAGE

HOUSE: 103sq.m. 1109sq.ft.
GARAGE: 14.8sq.m. 160sq.ft.
TOTAL: 117.8sq.m. 1269sq.ft.

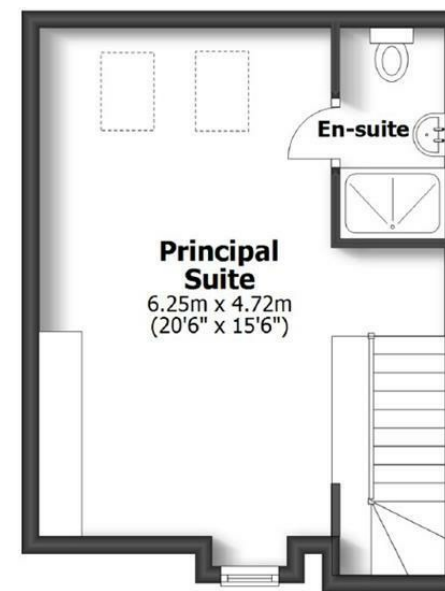
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

