



4 Marl Way, Baggeridge Village, Sedgley, South Staffordshire, DY3 4BP

BERRIMAN  
EATON



## 4 Marl Way, Baggeridge Village, Sedgley, South Staffordshire, DY3 4BP

This is a well proportioned home with allocated off road parking and a sunny aspect to the rear and a private rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, fitted kitchen and living room overlooking the garden to the ground floor. To the first floor there are two double bedrooms and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : B  
WOMBOURNE OFFICE

### 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. Built by David Wilson Home, close to the beauty spot of the former Baggeridge Colliery and is within walking distance and to Himley Hall making it an excellent recreational spot, particularly with walkers. There are extensive facilities in the neighbouring areas of Wombourne and Sedgley and excellent transport links into Wolverhampton, Stourbridge and Birmingham.

### DESCRIPTION

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### ACCOMMODATION

The composite door gives access to the ENTRANCE HALL which has a radiator and stairs rising to first floor. The CLOAKROOM has a low level WC, pedestal wash hand basin with mixer tap and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated oven with 4 ring gas hob and fitted extractor. There is a double glazed window to the front elevation, wall mounted central heating boiler and space for a fridge freezer and dishwasher. The LIVING ROOM has double glazed French doors onto the rear garden, beneath the stairs storage cupboard and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, radiator and built in wardrobes. DOUBLE BEDROOM 2 has two double glazed windows to the rear elevation and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over, wash hand basin with mixer tap, low level WC and heated ladder towel rail.

### OUTSIDE

To the front of the property there is off road allocated parking with access at the end of the block providing rear pedestrian access to the garden. The REAR GARDEN has a paved patio, lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast are available  
Mobile – Ofcom checker shows there is limited, likely and none coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low.

#### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

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#### Lettings Office

01902 749974

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#### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

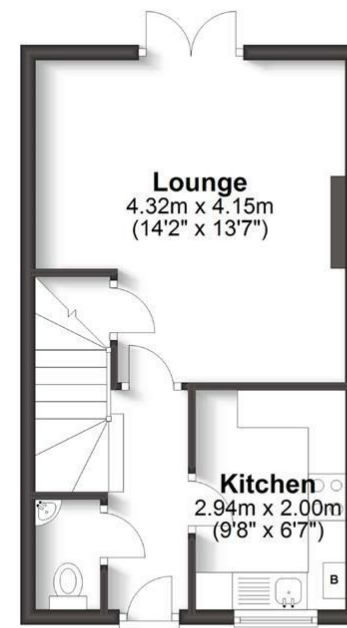
Offers In The Region Of  
£230,000

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.



**4 MARL WAY  
BAGGERIDGE VILLAGE**



**Ground Floor**



**First Floor**

**TOTAL: 61sq.m. 657sq.ft.**

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



