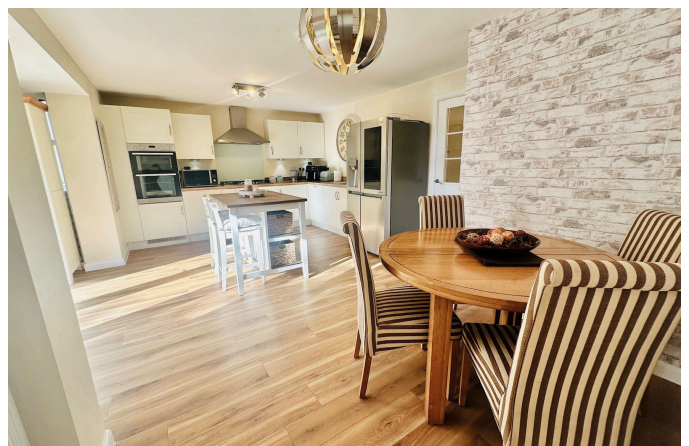


2, Ward Road, Baggeridge Village, Gospel End, Near Sedgley, Dudley, West Midlands, DY3 4BD

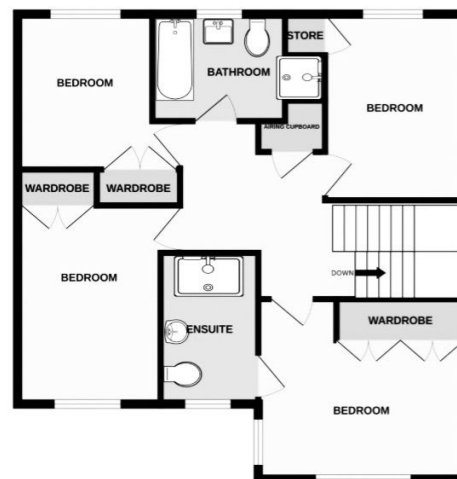
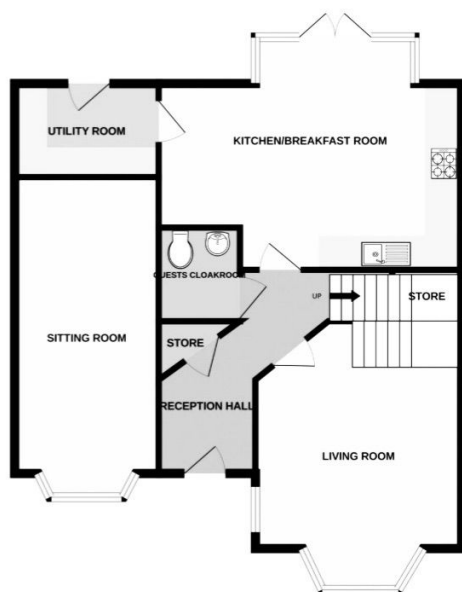
Offers In Region Of £529,000

🏠 4 🚗 2 🚗 2



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- FANTASTIC FAMILY HOME
- FOUR GENEROUS BEDROOMS
- CINEMA ROOM
- ATTRACTIVE LOUNGE
- GUEST W/C
- SUPERB BAGGERIDGE VILLAGE/ CUL-DE-SAC LOCATION
- ENSUITE SHOWER ROOM
- STUNNING KITCHEN DINER
- UTILITY ROOM
- OUTSTANDING LANDSCAPED GARDEN



EXECEPTIONAL FOUR BEDROOM DETACHED home in Prestigious Baggeridge Village. Situated within the highly sought-after Baggeridge Village development in Gospel End, this outstanding residence offers a perfect blend of modern elegance and family-friendly living. Meticulously maintained and thoughtfully upgraded to a high standard, this stunning home boasts a stylish and spacious layout, ideal for contemporary living. The beautifully presented lounge provides a warm and inviting space, while the high-specification kitchen-diner is both stylish and functional. A separate utility room adds further convenience. This impressive home also features a cinema

MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

room, offering the perfect setting for movie nights. Also, there are four generously sized bedrooms, pristine family bathroom and additional en-suite facilities add to the home's comfort. Outside, the landscaped rear garden provides a private retreat, while a driveway and garage offer ample off-road parking briefly comprising ; -

Reception hallway

Attractive lounge - 4.83m x 3.86m (15'10" x 12'8")

under stairs cupboard

cinema/family room - 5.74m x 2.74m (18'10" x 9'0")

Guest WC

kitchen diner - 5.87m x 4.93m (19'3" x 16'2")

Utility room - 2.74m x 1.75m (9'0" x 5'9")

First floor landing

Bedroom - 3.86m x 3.58m (12'8" x 11'9")

En-suite shower room - 1.55m x 2.31m (5'1" x 7'7")

bedroom - 3.66m x 3.35m (12'0" x 11'0")

bedroom - 3.66m x 3.15m (12'0" x 10'4")

Bedroom - 2.64m x 3.73m (8'8" x 12'3")

bathroom - 1.96m x 3.05m (6'5" x 10'0")

Driveway to front

Landscaped rear garden with garden office and shed

garden office - 3.51m x 2.08m (11'6" x 6'10")