



3 Marl Way, Baggeridge Village, Dudley, West Midlands, DY3 4BP

BERRIMAN
EATON

3 Marl Way, Baggeridge Village, Dudley, West Midlands, DY3 4BP

This is a modern semi detached, three storey family home with off road parking for several vehicles, single garage and landscaped, private rear garden. The internal accommodation briefly comprises lounge, kitchen diner and downstairs 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 an en-suite shower room. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

LOCATION

Baggeridge Village, built by David Wilson Homes, 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

This is a modern semi detached, three storey family home with off road parking for several vehicles, single garage and landscaped, private rear garden. The internal accommodation briefly comprises lounge, kitchen diner and downstairs 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 an en-suite shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

A composite door opens into the ENTRANCE HALLWAY with door to the CLOAKROOM which has a low level wc and pedestal wash hand basin. The LOUNGE has a double glazed bay window to the front elevation and double glazed window to the side, understairs storage cupboard and INNER LOBBY with staircase rising to the first floor landing. The DINING KITCHEN has French doors opening onto the garden, double glazed window to the rear and the kitchen is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, space for a range of appliances including washing machine, dishwasher and fridge freezer, there is an integrated oven and hob with extractor hood over.

The staircase rises to the first floor LANDING which has wooden balustrades and an airing cupboard which houses the hot water cylinder, there is a staircase which rises to the second floor which has wooden balustrades and a double glazed window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the front elevation. DOUBLE BEDROOM 2 has a double glazed window to the rear and fitted wardrobes. The BATHROOM is fitted with a white suite comprising a bath with shower over, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiling to walls and double glazed opaque window to the rear elevation.

A second staircase rises to the PRINCIPAL BEDROOM which has a range of fitted bedroom furniture with overhead downlights, double glazed window to the front elevation, two double glazed skylights to the rear, loft access and ENSUITE with walk-in shower cubicle, low level wc, wash hand basin and mixer tap, and heated towel rail.

OUTSIDE

The property benefits from a planted foregarden with path to the entrance and a tarmac DRIVEWAY to the side with off road parking for several vehicles and visitors space opposite. There is access to a single GARAGE which has an elevating door and a double glazed door into the rear garden. There is a side gate into the REAR GARDEN which has been landscaped and benefits from a paved patio area, raised astro turf lawn and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low risk

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£379,950

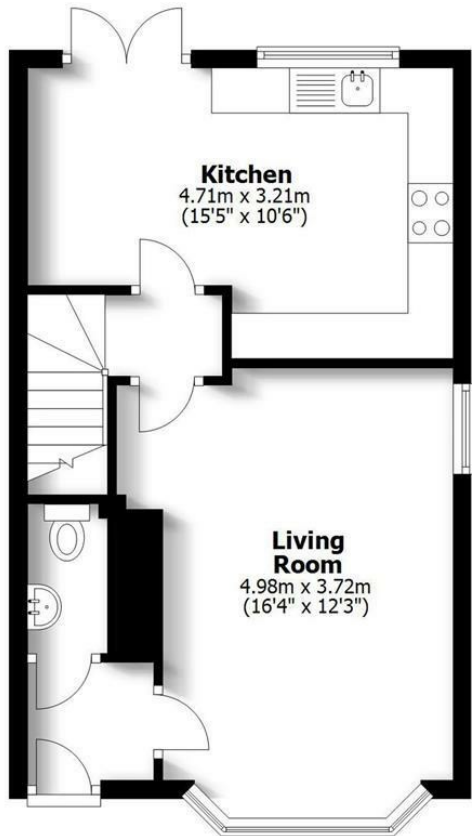
EPC: B

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.

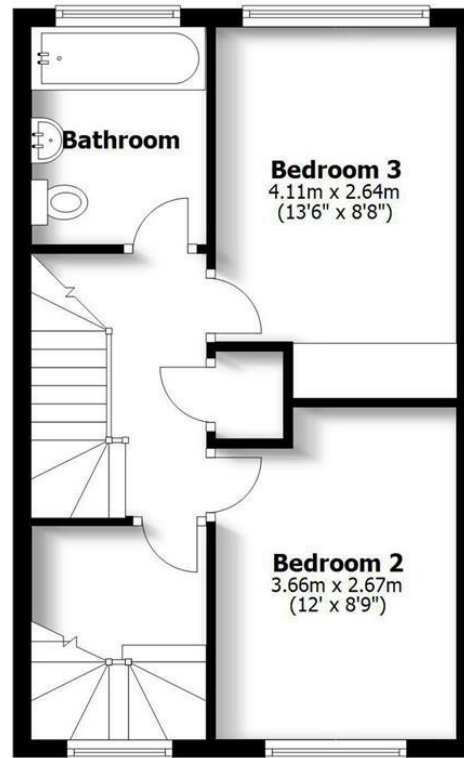


3 Marl Way Dudley

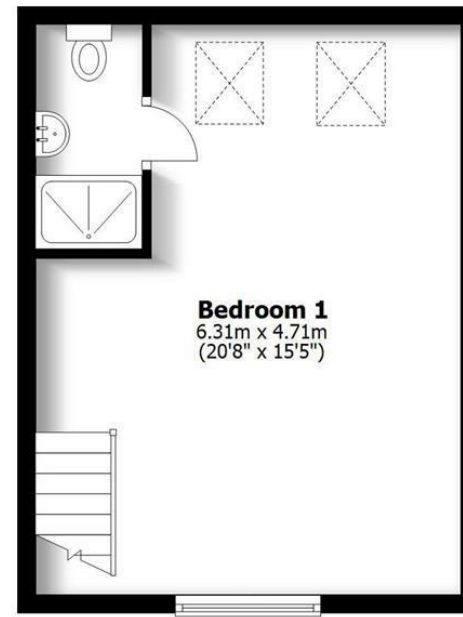
HOUSE: 104.3sq.m. 1123sq.ft.
 GARAGE: 14.9sq.m. 160sq.ft.
TOTAL: 119.2sq.m. 1283sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor



