



2 Gilt Stock Way, Dudley, DY3 4BE

BERRIMAN  
EATON



## 2 Gilt Stock Way, Dudley, DY3 4BE

Gilt Stock Way is a cul de sac situated off the main road which runs through the Estate. This is a semi-detached house which occupies a favourable corner plot having off road parking, garage and enclosed, private rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge and dining kitchen to the ground floor. To the first floor there are three well proportioned bedrooms with an en-suite to the principal and having a house bathroom. The property benefits from central heating and double glazing.

EPC : C  
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. 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

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### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door, there is a double glazed window to the front elevation, radiator, storage cupboard and a staircase with wooden balustrades which rises to the first floor landing. The CLOAKROOM has a wash hand basin and mixer tap, low level WC, part panelling to the walls, radiator and a tiled floor. The LOUNGE has a double glazed window to the side elevation, two radiators and an understairs storage cupboard. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, gas hob and fitted chimney extractor. There is an integrated fridge and freezer, wall mounted central heating boiler and spaces and plumbing for the washing machine and dishwasher. There are double glazed french doors to the garden, double glazed window to the front elevation, tiled splashback, tiling to the floor and spotlights.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, airing cupboard which houses the hot water cylinder and radiator. The PRINCIPAL BEDROOM has double glazed windows to the front and side elevations, radiator and a range of fitted wardrobes with mirrored doors. The EN-SUITE comprises a walk in cubicle, low level WC, vanity wash hand basin with mixer tap, heated ladder towel rail and tiled floor. DOUBLE BEDROOM 2 has double glazed windows to the front and side elevations, radiator and loft access. DOUBLE BEDROOM 3 has a double glazed window to and radiator. The BATHROOM is fitted with a modern white suite which comprises a bath with shower over and glazed screen, low level WC, pedestal wash hand basin and mixer tap, tiling to the floor and walls and a double glazed opaque window to the front elevation.

### OUTSIDE

The property occupies a corner plot with lawned area to the front and side with a path giving access to the entrance with various shrubs and borders. There is side gated access to the GARDEN which has a paved patio area, lawn, planted borders and a fenced boundary. To the rear of the garden there is a driveway providing OFF ROAD PARKING and giving access to the GARAGE which has an elevated door.

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 / Superfast / 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

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Offers In The Region Of  
£365,000

EPC: C

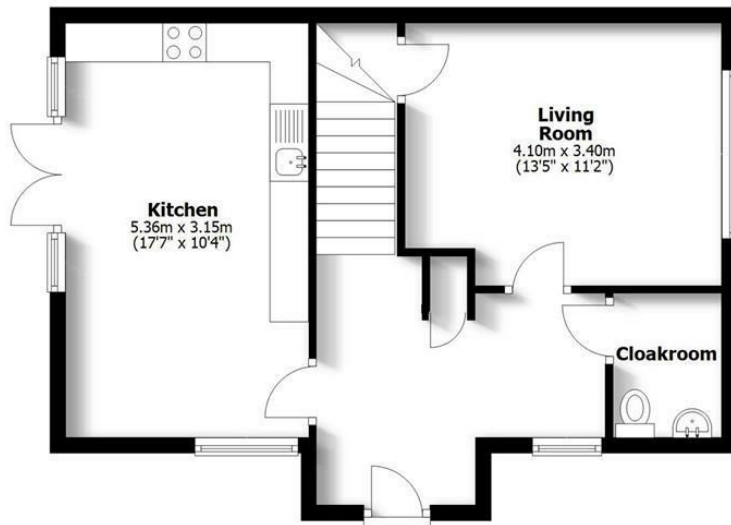
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



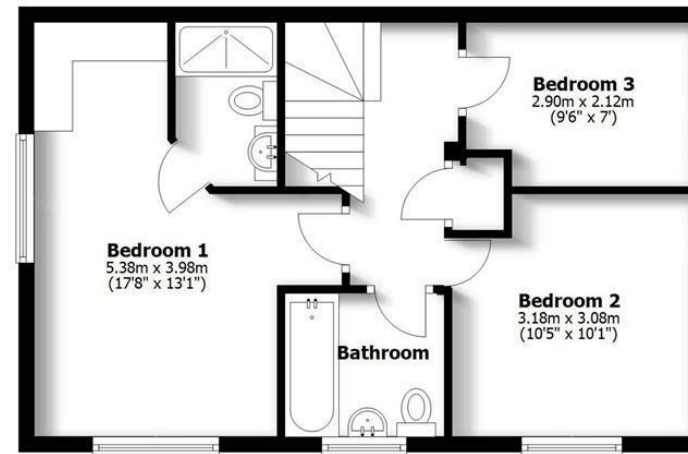
## 2 Gilt Stock Way Dudley



HOUSE: 93.3sq.m. 1004sq.ft.  
GARAGE: 14.9sq.m. 160sq.ft.  
**TOTAL: 108.2sq.m. 1164sq.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



