

12, Baggeridge House, Roadstone Drive,

Baggeridge Village, Gospel End, Nr. Sedgley, DY3 4AR

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Offers in the Region of

£199,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

EXQUISITE Two-Bedroom Apartment with BREATHTAKING Views. Set within the HIGHLY DESIRABLE semi-rural setting of Baggeridge/Gospel End Village, this EXCEPTIONAL second-floor apartment offers REFINED, MODERN living with STUNNING PANORAMIC views.

Designed with both ELEGANCE and COMFORT in mind, the property boasts a SPECTACULAR open-plan lounge, kitchen, and dining space — a LIGHT-FILLED, CONTEMPORARY hub perfect for SOPHISTICATED entertaining. The kitchen is BEAUTIFULLY APPOINTED with PREMIUM integrated appliances and SLEEK finishes throughout.

The apartment features TWO SPACIOUS double bedrooms, each offering a PEACEFUL retreat, while the STYLISH bathroom is finished to a HIGH STANDARD with QUALITY fittings. A GENEROUS entrance hallway provides a sense of arrival and includes TWO LARGE storage cupboards, blending PRACTICALITY with design. Further enhancing the appeal are GAS CENTRAL heating, HIGH-PERFORMANCE uPVC double glazing, and a SECURE video intercom system. The development itself is IMPECCABLY MAINTAINED, with SECURE GATED access and ALLOCATED PRIVATE parking.

Residents can also enjoy BEAUTIFULLY LANDSCAPED communal gardens, complete with a UNIQUE barbecue area, alongside ADDITIONAL external storage facilities — ideal for MODERN lifestyles. Offered with NO UPWARD CHAIN, this OUTSTANDING home represents a RARE opportunity to acquire a LUXURIOUS, MOVE-IN-READY apartment in a TRANQUIL yet WELL-CONNECTED location.

EPC - D. Council Tax - B. Tenure – Leasehold 195 years remaining. Ground rent - £0/annum. Service charge - £1,630.11/ annum.
Construction: Brick. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Accommodation briefly comprises :-

Reception hallway

Open plan kitchen/living - 5.89m x 4.37m (19'4" x 14'4")

Bedroom - 4.8m x 3.45m (15'9" x 11'4")

Bedroom - 4.11m x 3.45m (13'6" x 11'4")

Bathroom - 1.83m x 1.85m (6'0" x 5.5'7")

Outside communal parking with allocated space, Communal garden

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Council Tax Band: B

Tenure: Leasehold

Property Type: Apartment

- FANTASTIC BAGGERIDGE VILLAGE LOCATION
- STUNNING OPEN PLAN LOUNGE-KITCHEN
- TWO DOUBLE BEDROOMS
- OUTSTANDING VIEWS
- SUPERB COMMUNAL GROUNDS WITH BBQ AREA
- ALLOCATED PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- MODERN BATHROOM

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MISREPRESENTATION ACT 1967
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