



10 Lydiate Hill Road, Dudley, West Midlands, DY3 4BG

BERRIMAN  
EATON

# 10 Lydiate Hill Road, Dudley, West Midlands, DY3 4BG

10 Lydiate Hill Road is a stylishly appointed Executive Detached family home which has been thoughtfully improved by the current owners during their tenure. The living spaces have been considerably enhanced and now offer large and airy living spaces, a luxury fitted kitchen with modern appliances, quartz work surfaces and central island with breakfast bar and dining areas, well proportioned double bedrooms, en-suites and family bathroom with Sottini fittings, office and utility room. There is a large driveway and sizeable double garage, which is partly being used as a bar/recreational room with seating area and wiring for a wall mounted tv. There is a private landscaped rear garden overlooking the Woodlands with seating and BBQ areas. Air conditioning has just been added to the kitchen/dining area and some of the bedrooms giving both warm and cool air, as well as central heating and double glazing and ultra fast Broadband. (WOMBOURNE OFFICE) EPC: B

## LOCATION

Baggeridge Village is a delightful development, built by David Wilson, with a sought after address within easy reach of the wide ranging facilities available within both Sedgley and Wombourne. The further amenities of Wolverhampton City Centre, Stourbridge and Dudley are all within convenient travelling distance and the area is well served by schooling in both sectors.

## DESCRIPTION

10 Lydiate Hill Road is a stylishly appointed Executive Detached family home which has been thoughtfully improved by the current owners during their tenure. The living spaces have been considerably enhanced and now offer large and airy living spaces, a luxury fitted kitchen with modern appliances, quartz work surfaces and central island with breakfast bar and dining areas, well proportioned double bedrooms, en-suites and family bathroom with Sottini fittings, office and utility room. There is a large driveway and sizeable double garage, which is partly being used as a bar/recreational room with seating area and wiring for a wall mounted tv. There is a private landscaped rear garden overlooking the Woodlands with seating and BBQ areas. Air conditioning has just been added to the kitchen/dining area and some of the bedrooms giving both warm and cool air, as well as central heating and double glazing and ultra fast Broadband.

## ACCOMMODATION

A bespoke composite front door allows access to the ENTRANCE HALL which has understairs storage and a galleried staircase rising to the first floor landing. The CLOAKROOM has low level W.C., pedestal wash hand basin and spotlights. The OFFICE has a range of fitted furniture and two leaded windows to the front elevation. The LIVING ROOM has a marble feature fireplace with electric fire and marble hearth and two leaded windows to the front elevation. The KITCHEN/FAMILY ROOM has been substantially extended and offers a seamless flow of living and dining space with bi-folding door, spotlights and ceiling lanterns. The KITCHEN AREA has a range of high quality wall and base units with complementary quartz work surfaces, 1½ bowl sink unit with boiling water tap and separate mixer tap. Integrated Neff appliances including double oven, microwave and steam oven. There is an induction hob with extractor over. Large central island with integrated storage, space for large American style fridge freezer spotlights, decorative radiator and windows. The UTILITY has complementary wall and base units with quartz work surfaces, inset single drainer sink unit, space and plumbing for washing machine and tumble dryer, spotlights and a door to the side, giving access to the side passage and garden.

To the FIRST FLOOR LANDING there is a leaded window to the front elevation and two useful storage cupboards, one of which houses the large hot water cylinder. The FAMILY BATHROOM is fitted with a white Sottini suite comprising bath, separate double shower cubicle, pedestal wash hand basin and low level W.C. Heated ladder towel rail, tiled floor, part tiled walls, spotlights and an opaque leaded window to the rear. The PRINCIPAL BEDROOM has a wall mounted air conditioning unit and two leaded windows to the front elevation. The DRESSING AREA has a range of fitted wardrobes with sliding mirrored doors, spotlights and a leaded window to the rear. The EN-SUITE has a white Sottini suite and comprises of a bath, walk-in shower cubicle, pedestal wash hand basin and low level W.C. Tiled floor, part tiled walls, heated ladder towel rail, spotlights and opaque leaded window to the rear. BEDROOM TWO has a range of fitted wardrobes with part mirrored doors and two leaded windows to the front elevation. BEDROOM THREE has fitted wardrobes with part mirrored door, wall mounted air conditioning unit and two leaded windows to the rear.

The staircase rises to the SECOND FLOOR LANDING. The BATHROOM has a Sottini suite and comprises bath, walk-in shower cubicle, pedestal wash hand basin and low level W.C. Heated ladder towel rail, part tiled walls, tiled floor, spotlights and opaque window to the rear elevation. BEDROOM FOUR has fitted wardrobe storage, spotlights, a leaded window to the front elevation and Velux windows to the rear. BEDROOM FIVE has fitted wardrobes with mirrored doors, loft access, leaded window to the front elevation, Velux windows to the rear.

## OUTSIDE

The property occupies one of the best positions within the development. There is a double GARAGE with parking in front for several vehicles and has two electronically operated roller shutter doors, part of which has been converted into a LEISURE ROOM with bar, wiring for a wall mounted T.V., heating, lighting and French doors leading onto a composite decking area with outdoor barbeque area. There is a well planted foregarden with block paving leading to the front door and a block paved pathway leading to the gated side entrance. The rear garden has been landscaped to an incredibly high standard and has a large, paved patio area, a raised seating area with composite decking, Astro turf lawn, decorative raised Japanese rockery and a large walk-in shed to the side of the property enclosed by fencing to the boundary.

## TENURE

FREEHOLD

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND G – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### 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)

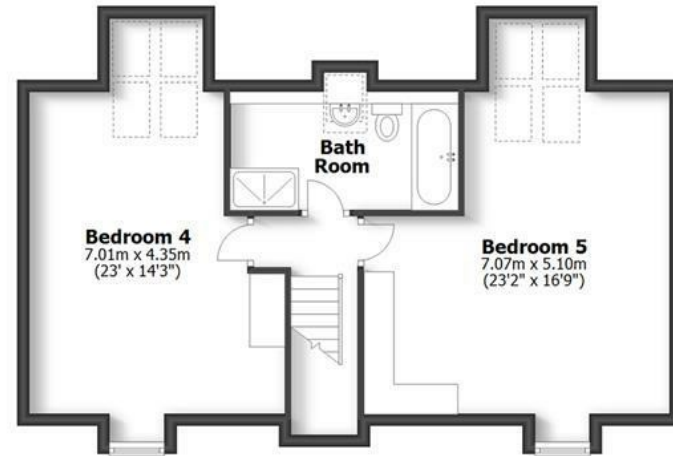
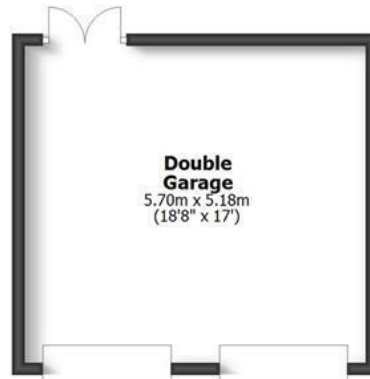
Offers Around  
£895,000

EPC: B

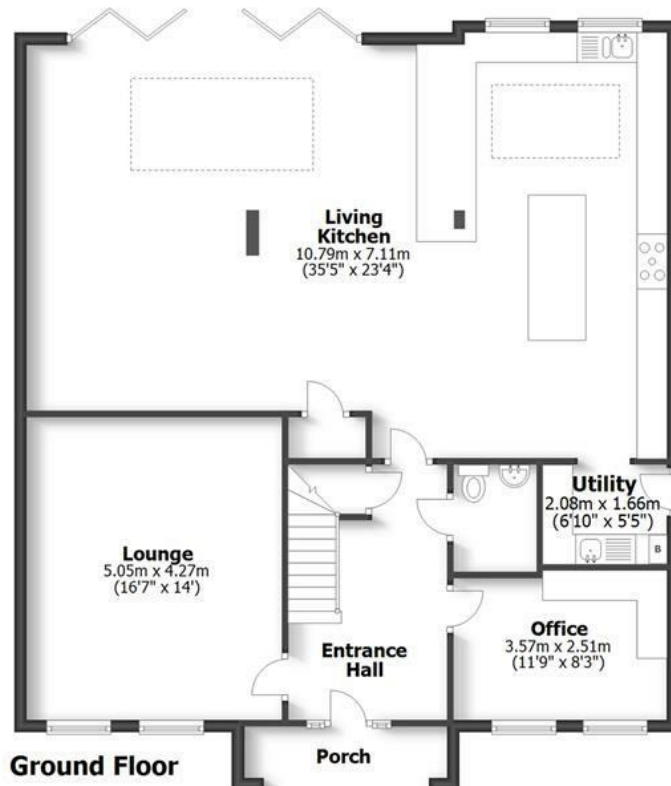
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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

**10 LYDIATE HILL ROAD**  
**BAGGERIDGE VILLAGE**

HOUSE: 273.4sq.m. 2943sq.ft.  
 GARAGE: 29.5sq.m. 318sq.ft.  
**TOTAL: 302.9sq.m. 3261sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Second Floor**



**Ground Floor**



**First Floor**





