



4 Lickey Close, Baggeridge Village, Dudley, West Midlands, DY3 4BN

BERRIMAN
EATON

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Lickey Close is a modern end terraced family home with off road parking, a detached garage and an enclosed rear garden.

(WOMBOURNE OFFICE)

EPC: B

LOCATION

Baggeridge Village is a delightful development which is 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. Furthermore, the opens spaces of Baggeridge Country Park are nearby.

DESCRIPTION

Lickey Close is a modern end terraced family home with off road parking, a detached garage and an enclosed rear garden. The property briefly comprises living room, dining kitchen, downstairs cloakroom/wc and utility room to the ground floor. To the first floor there are three bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite front door and has a radiator, staircase rising to the first floor landing with wooden balustrades and access to the downstairs CLOAKROOM which has a low level W.C., pedestal wash hand basin with splash back and a radiator. The LOUNGE has double glazed leaded windows to the front and side elevations and two radiators. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl stainless steel sink unit with mixer tap, integrated double oven, 6 ring gas hob and stainless steel extractor hood over. Integrated appliances including fridge, freezer and dishwasher. Two radiators, ceiling spotlights and wall mounted central heating boiler. Double glazed to the rear and side elevation and double glazed French doors leading to the rear garden. The UTILITY is fitted with wall and base units complementary work surfaces, space and plumbing for washing machine and tumble dryer, radiator and ceiling spotlights.

The staircase rises to the first floor LANDING having radiator, loft access and a storage cupboard housing the hot water cylinder. The BATHROOM is fitted with a contemporary white suite comprising panelled bath with shower over and glazed side screen, Sottini pedestal wash hand basin, low level W.C., white heated ladder towel rail, part tiled walls and double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a range of fitted wardrobes, radiator and double glazed window to the front elevation. The EN-SUITE has a walk-in shower cubicle, Sottini pedestal wash hand basin and low level W.C. White heated ladder towel rail, part tiled walls and double glazed opaque window to the rear elevation. BEDROOM 2 has a built-in storage cupboard above stairs recess, radiator and double glazed window to the front elevation. BEDROOM 3 has a radiator and double glazed window to the side elevation. The property has HIVE heating installed and has a separate thermostat for the Principal Bedroom and En-Suite.

OUTSIDE

The property occupies a corner position and has off road parking in front off a GARAGE with elevating door and a path leading to the front door, small lawned front garden and gated side entrance leading to the rear garden. The rear garden is enclosed by a fence and comprises full width decked area with raised planters and seating area and step leading down the lawn.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND C – 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

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Wombourne Office

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

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www.berrimaneaton.co.uk

Offers Around
£325,000

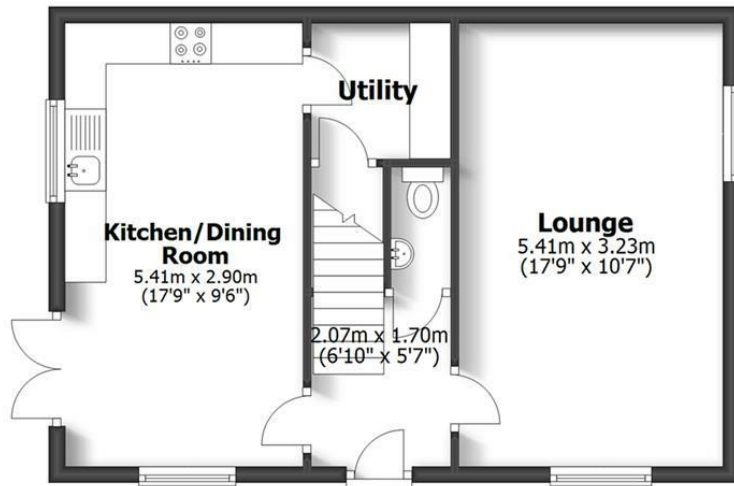
EPC: B

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.

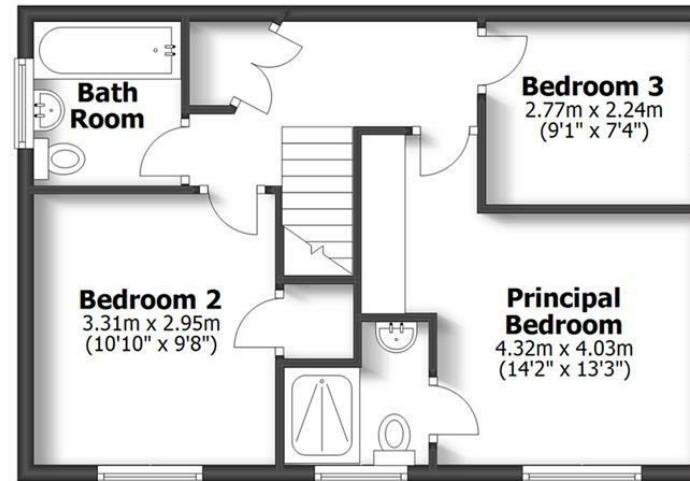


4 Lickey Close
Baggeridge Village

HOUSE: 87.9sq.m. 944sq.ft.
 GARAGE: 11.6sq.m. 125sq.ft.
TOTAL: 99.5sq.m. 1069sq.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



