



25 Brick Kiln Way, Baggeridge Village, Gospel End, Dudley, DY3 4BA

BERRIMAN
EATON

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A beautifully appointed, show home standard semi-detached bungalow standing in a highly regarded and much sought after modern development.

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. Baggeridge Country Park is within walking distance which is an excellent recreational area, particularly with dog walkers and nature lovers.

DESCRIPTION

Baggeridge Village was built by David Wilson Homes in approximately 2015 and is a development that attracted huge interest when first built and which has been exceptionally popular ever since.

25 Brick Kiln Way provides well-proportioned two bedroom accommodation over a single storey and benefits from excellent kitchen and bathroom suites, double glazing and gas fired central heating. The property is particularly stylishly presented and has been tastefully decorated and immaculately kept.

The current owner bought the property from new and has improved the property since that time with stylish decor and attractive works of landscaping having been undertaken to the rear garden.

ACCOMMODATION

A composite panelled front door opens into the HALL with two useful cloaks and storage cupboards. The LIVING KITCHEN is a superbly proportioned room of some note with ample space for seating, dining and cooking areas. The kitchen has a comprehensive range of wall and base mounted cupboards with a stainless steel Zanussi four ring gas hob with stainless steel splash back and Zanussi stainless steel extraction chimney above together with a built under Zanussi electric oven, plumbing for a washing machine, plumbing for a dishwasher and a double glazed window overlooking the rear garden. The sitting room area has wiring for a wall mounted TV and double glazed French doors and windows to the garden with the entire room having Karndean flooring.

BEDROOM ONE is a good double room in size with a double glazed window to the front and a wide bank of fitted wardrobes. BEDROOM TWO is also a good room in size with a double glazed front window and the BATHROOM has a contemporary, white suite with a panelled bath with electric shower over, pedestal basin and WC, part tiled walls, Karndean flooring, shaver point, a double glazed window and a towel rail radiator.

OUTSIDE

The property has a DRIVEWAY to one side laid in tarmac providing off street parking for two cars with a pathway laid in brick paviours leading to the front door and a well planted front bed. There is secured gated access to the side leading to the REAR GARDEN which has been much improved by the current seller with a comprehensive scheme of landscaping. There is terracing laid in porcelain tiles providing charming al fresco seating and dining areas, a shaped lawn and stocked beds and borders with concealed lighting. There is an external cold-water supply. Please note that the Palm Trees are not included in the sale.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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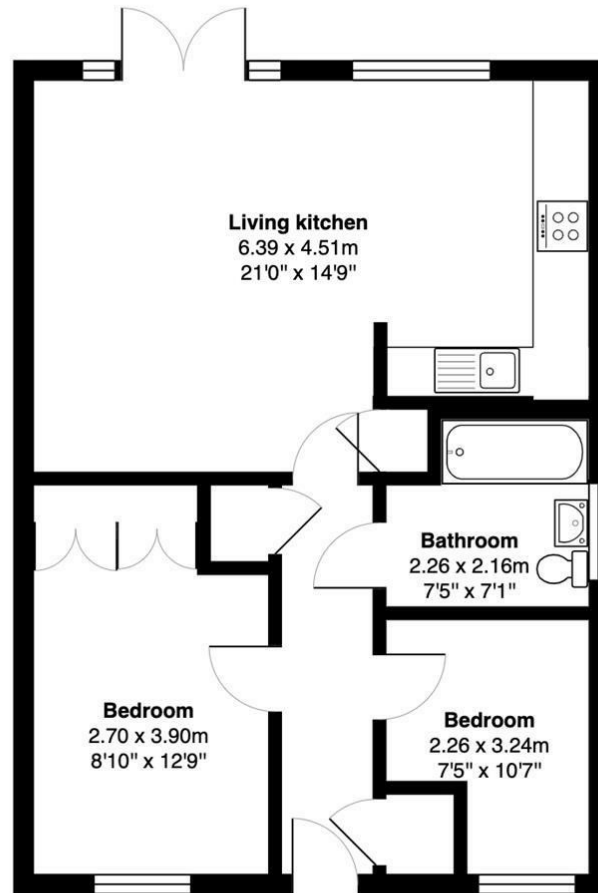
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Offers Around
£285,000

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.



INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

