



2 Lickey Close, Dudley, DY3 4BN

BERRIMAN  
EATON



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This is a three bedroom town house with two allocated parking spaces to the front and an enclosed rear garden. It briefly comprises entrance hall, cloakroom/wc, living room, inner lobby and kitchen/dining room to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : B  
WOMBOURNE OFFICE

### LOCATION

Baggeridge Village, built by renowned builder David Wilson Homes, is a delightful development in a sought after address and is 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 open spaces of Baggeridge Country Park are within walking distance.

### DESCRIPTION

Lickey Close is a three bedroom town house with two allocated parking spaces to the front of the property and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, living room, inner lobby and kitchen/dining room to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from central heating and double glazing.

### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door and radiator. The CLOAKROOM has a low level WC, wash hand basin with mixer tap; tiled splashback and radiator. The LIVING ROOM has a double glazed bay window to the front elevation, radiator and understairs storage. The INNER LOBBY has staircase rising to the first floor landing radiator and door into the KITCHEN/DINING ROOM which has double glazed French doors onto the rear garden, tiled floor and double glazed window to the rear elevation. The kitchen is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit with mixer tap, integrated single oven, with 4 ring gas hob and fitted chimney extractor. There are spaces for appliances including a fridge/freezer, washing machine and dishwasher as well as a wall mounted central heating boiler.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, airing cupboard and loft access. The BATHROOM is fitted with a white suite which comprises bath, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail and part tiling to the walls. The PRINCIPAL BEDROOM has two double glazed windows to the rear elevation, radiator and recess over the stairs. The EN-SUITE has a walk in shower cubicle, pedestal wash hand basin and mixer tap, low level WC heated ladder towel rail and part tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window to the front elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

### OUTSIDE

To the front of the property there are two allocated parking spaces and a paved path to the entrance with planting borders. The REAR GARDEN has a patio with a paved pathway leading to the rear pedestrian access. There is a lawn area with rear gravel patio and planted borders enclosed by a fence.

### ESTATE CHARGE

Please be aware that there is an Estate charge for maintenance of the communal areas which is currently £227.43 per annum.

TENURE WE UNDERSTAND THAT THE PROPERTY IS 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

01902 326366

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#### Lettings Office

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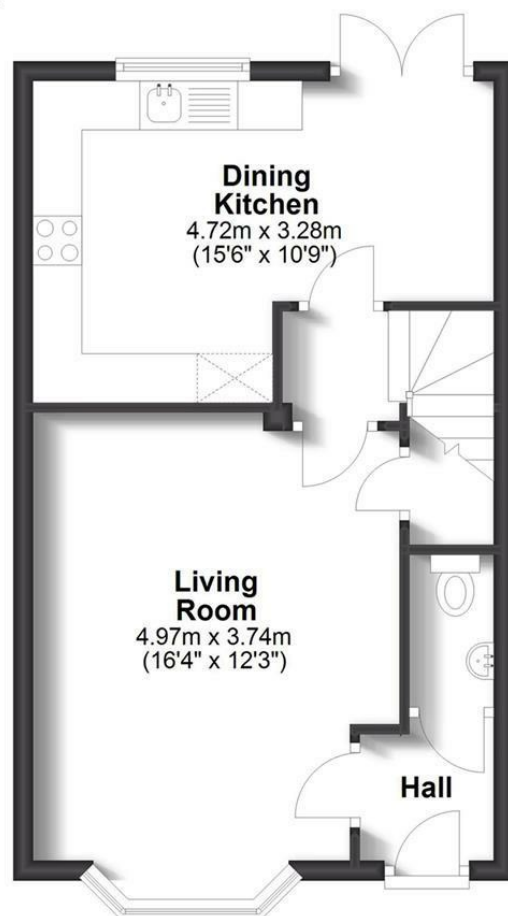
Offers In The Region Of  
£279,950

EPC: B

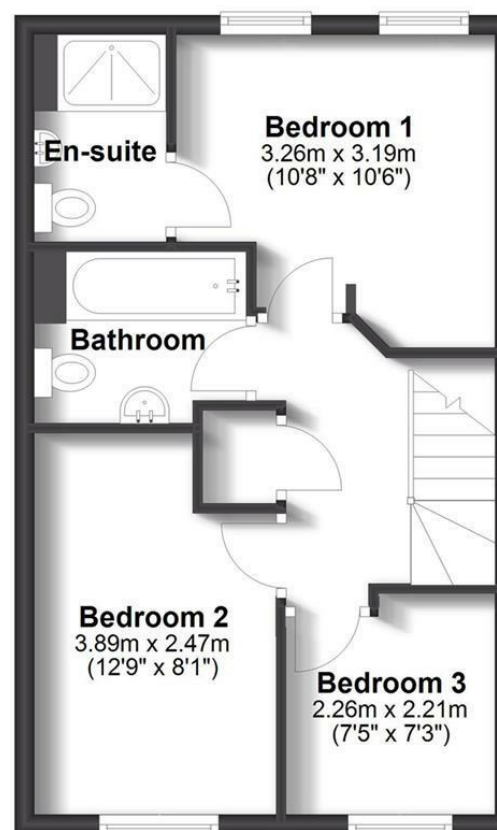
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## 2 LICKY CLOSE BAGGERIDGE VILLAGE



**Ground Floor**



**First Floor**

**TOTAL: 76.2sq.m. 820sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



