25 Baldwin Way, Swindon, Dudley, DY3 4PF

BERRIMAN
EATON

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This is an immaculately presented detached family home with a stunning landscaped rear garden with entertainment area, off road parking and a large garage. The internal Accommodation briefly comprises entrance hall, cloakroom/wc, lounge, kitchen with dining room and adjoining conservatory to the ground floor. To the first floor there are three large bedrooms (this was formerly a 4 bedroom house and could be converted back), en-suite to the principal bedroom and a family shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Baldwin Way is a popular, quiet cul de sac, situated off Church Road, with lovely Countryside views. There is convenient access to Enville common and Smestow Nature Reserve, as well as having access to the Canal. There are shops in the Village and a bus route going through Wombourne and to Merry Hill Centre. St Johns is the local Primary School and this is also situated nearby.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing and radiator. The CLOAKROOM has vanity wash hand basin with mixer tap and incorporates the low level WC, tiled splashback and double glazed opaque window to the front elevation. The LOUNGE has two double glazed windows to the front elevation and a double glazed window to the side, media wall which incorporating a log effect fire and storage cupboard and sliding double doors into the KITCHEN/DINING AREA. This is fitted with a range of high quality wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap, space for an American style fridge freezer and integrated appliances including two ovens and a microwave, Neff induction hob and a dishwasher. There are spotlights, tiled floor with underfloor heating and door into the garage. The DINING AREA has spotlights, wooden flooring and opens into the CONSERVATORY which has double glazed windows, glass roof, log burner and French doors onto the garden. The GARAGE has an elevating door, wall mounted central heating boiler and plumbing for the washing machine.

The staircase rises to the FIRST FLOOR LANDING which has loft access and airing cupboard and hot water cylinder. The PRINCIPAL BEDROOM has fitted wardrobes with sliding doors, two double glazed windows to the front elevation, radiator and spotlights. The EN-SUITE has a walk in shower, vanity wash hand basin and mixer tap, low level WC, two double glazed opaque windows to the front elevation, underfloor heating, spotlights and tiling to the walls and floor. DOUBLE BEDROOM 2 has fitted wardrobes, double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 (was formerly two bedrooms) now has two double glazed windows to the rear elevation, fitted wardrobes, two radiators and a ceiling fan. The WET ROOM has glazed screens with multi headed shower, wash hand basin with mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, underfloor heating, tiling to the walls and flooring.

OUTSIDE

To the front of the property there is a large tarmac DRIVEWAY suitable for parking multiple vehicles off road with a gravelled foregarden, access to the garage and a side gate. The REAR GARDEN is a particular feature and is presented to an exceptionally high standard and perfect for entertaining and outdoor relaxation. There is a wrap around slabbed and gravelled patio, several seating areas with raised flower beds and enviable views across the fields, astro turf lawn and a covered and partly enclosed BAR with additional seating area. There are well stocked borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Tettenhall Office
01902 747744
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Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£640,000

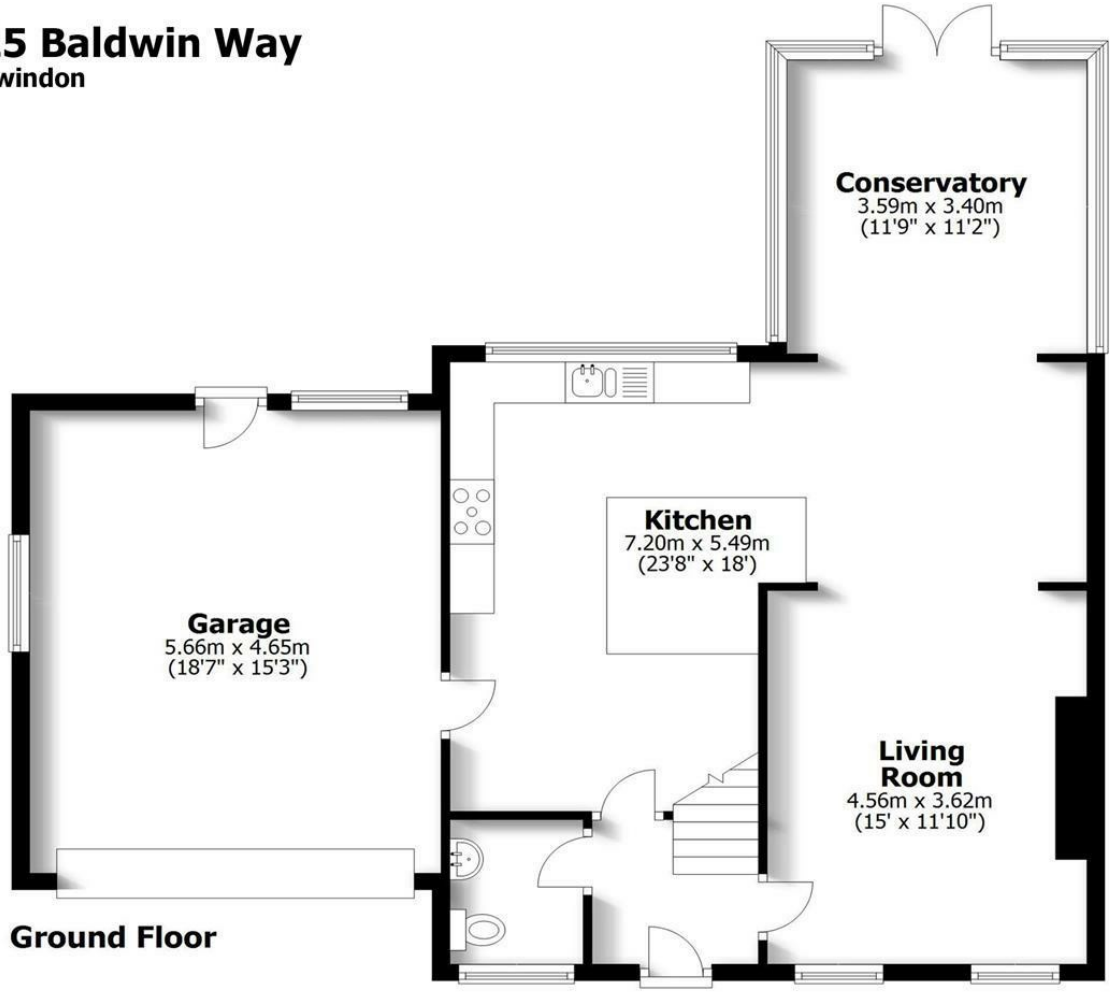
EPC: D

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.

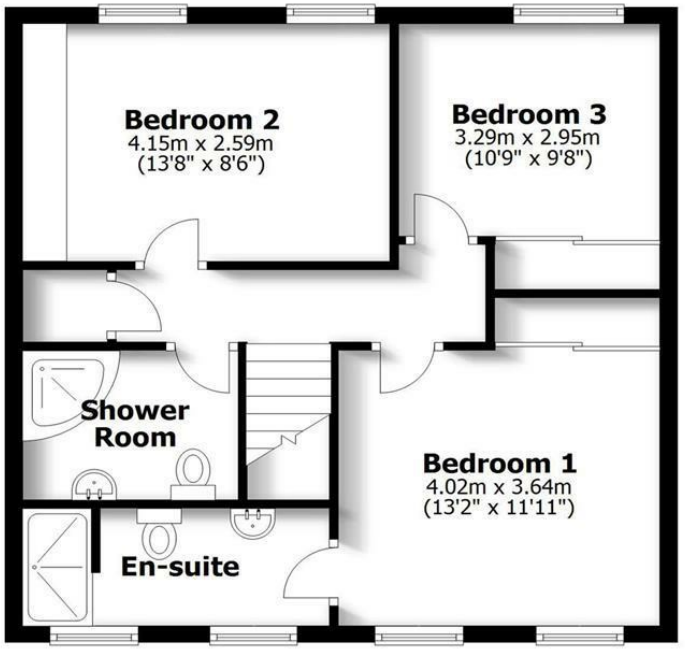
25 Baldwin Way
Swindon

HOUSE:	117.2sq.m.	1262sq.ft.
GARAGE:	26.3sq.m.	283sq.ft.
TOTAL:	**143.5sq.m.**	**1545sq.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