

16 Hughes Road, Baggeridge Village, Dudley, DY3 4BQ

BERRIMAN EATON

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This charming detached family home occupies a corner position with generous off road parking and enclosed garden with a detached gym (formerly the garage). The internal accommodation briefly comprises living room, fitted dining kitchen with integrated appliances, utility and downstairs cloakroom/wc to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, further double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : B
WOMBOURNE OFFICE

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.

DESCRIPTION

Hughes Road is a detached family home occupying a corner position with generous off road parking and enclosed garden with a detached gym (formerly the garage). The internal accommodation briefly comprises living room, fitted dining kitchen with integrated appliances, utility and downstairs cloakroom/wc to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, further double bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing, radiator and door into the CLOAKROOM which has a low level WC, pedestal wash hand basin with mixer tap, tiled splashback and radiator. The LIVING ROOM has double glazed windows to the front and side elevations and a radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, There are a range of integrated appliances including fridge freezer, wine cooler, dishwasher, oven, microwave, induction hob and stainless steel chimney extractor. There is a double glazed window overlooking the garden and in the DINING AREA there are double glazed French doors with a further double glazed window to the front elevation and tiled floor. The UTILITY has a fitted work surface with plumbing and space for a washing machine and tumble dryer beneath, wall mounted central heating boiler, double glazed door to the side and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has wooden balustrades, airing cupboard which houses the hot water cylinder and radiator. The PRINCIPAL BEDROOM has a double glazed window, fitted mirrored wardrobes with sliding door, radiator and door into the EN-SUITE SHOWER ROOM which has a shower cubicle, low level WC, pedestal wash hand basin with mixer tap, heated ladder towel rail, double glazed opaque window, spotlights and tiling to the floor and part tiling to the walls. DOUBLE BEDROOM 2 has a double glazed window, fitted wardrobes with sliding mirrored doors and a radiator. DOUBLE BEDROOM 3 has a double glazed window and radiator. BEDROOM 4 has two double glazed windows and a radiator. The bedrooms have the benefit of wooden shutters. The BATHROOM is fitted with a modern white suite which comprises bath with shower over and glazed screen, low level WC, pedestal wash hand basin and mixer tap, heated ladder towel rail, double glazed opaque window and tiling to the walls and floor.

OUTSIDE

The property occupies a large corner position with lawn and bushes to the front, there is a tarmac DRIVEWAY providing off road parking, side gated access into the REAR GARDEN which has a paved patio, lawn, steps to a lower patio, fencing to the boundary and access to the GYM (formerly the garage) which has double glazed door and window. The roller shutter door remains in place and can be converted back to a garage if required.

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

Broadband – Ofcom checker shows Standard / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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Offers In The Region Of
£485,000

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.






16 Hughes Road

Dudley

HOUSE: 111.2sq.m. 1197sq.ft.
GYM: 13.0sq.m. 140sq.ft.
TOTAL: 124.2sq.m. 1337sq.ft.

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













