



Bag Pool Way, Baggeridge Village
Dudley, DY3 4BL

£495,000



An outstanding four bedroom detached property occupying a quiet position in a delightful cul-de-sac on the popular Baggeridge Village development, meticulously designed to a high standard by house builders David Wilson Homes.

This immaculate 'dream home' offers excellent modern style family accommodation and is presented to an exceptional standard throughout that simply must be seen to be appreciated. Baggeridge Village is a highly regarded residential area located close to amenities and within 1 mile of Sedgley Town centre which provides a range of shops, schools and public transport services close to hand.

Numerous noteworthy features to this well presented home include: a stunning 19ft dining kitchen fully fitted with a range of appliances plus utility room, four double bedrooms with ensuite to the master, a stylish family bathroom, a spacious first floor landing, garage plus off road parking and a private garden to the rear. **INTERIOR VIEWINGS ARE HIGHLY RECOMMENDED.**

Council Tax Band F. Energy Rating B. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

Reception Hall Having composite front door and central heating radiator.

Downstairs Cloakroom Having low flush WC, wash hand basin, extractor fan, ceramic wall tiling and central heating radiator.

Living Room 16' 4" x 12' 5" (4.97m x 3.78m) Having pebble effect electric fire with marble type surround, hearth and fireplace, storage cupboard, two central heating radiators, double glazed bay window and double glazed side window.

Dining Kitchen 19' 0" x 16' 2" (5.79m x 4.92m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with six ring gas hob and cooker hood. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards with concealed lighting, ceramic floor tiles and flush ceiling spot lights. Central heating radiator, double glazed windows and door leading out.

Utility 9' 6" x 6' 9" (2.89m x 2.06m) Having fitted base units and decorative laminate work tops, fitted wall cupboards, plumbing for washing machine, wall mounted combination boiler, ceramic floor tiling, central heating radiator and double glazed door to the rear garden.

Landing Having airing cupboard, double glazed window and loft hatch for access.

Bedroom One 12' 5" x 11' 9" (3.78m x 3.58m) Having range of fitted wardrobes with sliding doors, central heating radiator and two double glazed windows.

En-suite 7' 6" x 5' 5" (2.28m x 1.65m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling. Extractor fan, heated towel rail and double glazed window.

Bedroom Two 12' 4" x 11' 0" (3.76m x 3.35m) Having built in wardrobes, central heating radiator and double glazed window.

Bedroom Three 12' 1" x 10' 3" (3.68m x 3.12m) Having built in wardrobes, central heating radiator and double glazed window.





Bedroom Four 12' 2" x 8' 7" (3.71m x 2.61m) Having central heating radiator and double glazed window.

Bathroom 9' 9" x 6' 6" (2.97m x 1.98m) Having 'White' suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, heated towel rail and double glazed window.

Garage 16' 2" x 9' 1" (4.92m x 2.77m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, outside power points and gated side access.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: F
EPC RATING: B

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

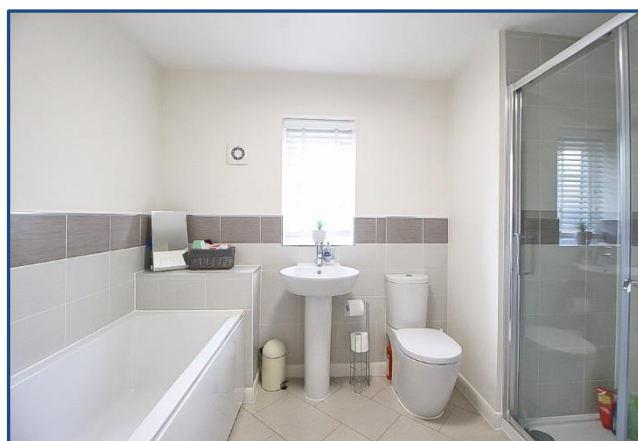
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

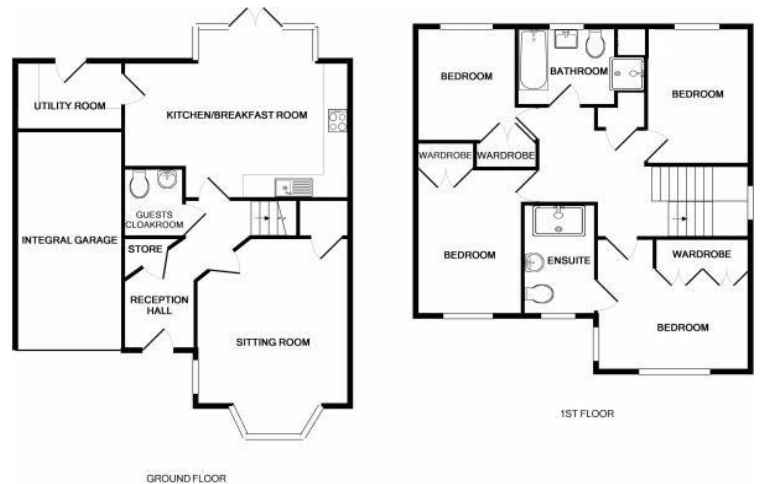
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DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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