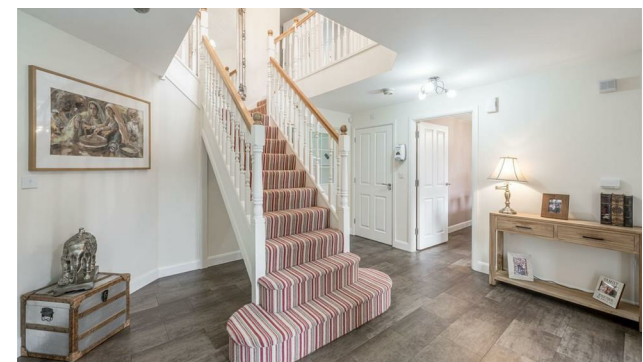




15 Lydiate Hill Road, Baggeridge Village
Offers In The Region Of £775,000



Lydiate Hill Road, Dudley

DESCRIPTION

Hunters Exclusive are excited to offer this stylishly presented executive detached home, situated on the highly desirable Baggeridge Village. Located on a secluded estate built in 2015 by David Wilson Homes this spot has quickly become the place to be in and around Sedgley/ South Staffordshire boasting a variety of modern homes, a close community feel and amenities including a café, dog groomers and an arts & crafts centre - you will also benefit from the private access into Baggeridge County Park, ideal for dog walking and/ or family days out!

Well presented and extremely spacious throughout, this home offers perfect living accommodation for growing families. Upon arrival you shall be greeted with a large entrance hall with split staircase leading to the galleried first floor landing, you will struggle to find a home with a better first impression!

The ground floor is to briefly comprise of an open plan kitchen diner fitted with a variety of integrated appliances and adjoining utility area with work surfaces and sink drainer. Furthermore a larger than average lounge is the perfect space to relax and wind down after a long day and for those who prefer a separate dining space can take advantage of the dining room positioned at the forefront of the property, an ideal space for hosting dinner parties. Lastly on the ground level is a guest W/C and further reception room/ study, perfect for home working and getting away from the hustle & bustle of a family home.

Upstairs boasts a master bedroom with dressing area and a fantastic en-suite comprising of a bathtub, separate shower cubicle, W/C and double hand wash basin, whilst there are a further four bedrooms, all of good size and additional en-suite to the second as well as fitted wardrobes. The family bathroom also features a bath and sperate low level shower unit offering versatility.

Outdoor areas benefit from an ample rear garden, sufficient driveway and a double garage.







This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	9
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01902 672274

3-5 Bilston Street, Sedgley, DY3 1JA

sedgley@hunters.com

- EXECUTIVE DETACHED HOME
- FIVE BEDROOMS
- OPEN PLAN KITCHEN DINER & UTILITY ROOM
- THREE RECEPTION ROOMS
- TWO EN-SUITES & GUEST W/C
- DOUBLE GARAGE & DRIVEWAY
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- HIGHLY DESIRABLE LOCATION IN WELL SOUGHT AFTER AREA
- PLEASE CALL THE OFFICE ON 01902 672 274 TO ARRANGE A VIEWING!