



## 7 Ashwood Crescent, Baggeridge Village, Dudley, Staffordshire, DY3 4BH

A FANTASTIC OPPORTUNITY to rent a stylish property on a unique development in a popular and sought after location. The development is located on the edge of the popular Baggeridge Country Park in Gospel End, Sedgley. With enviable views over the surrounding area, yet located only four miles from both Wolverhampton and Dudley. This development is the ideal place to call home. The Kennett is a light and airy townhouse spread across three floors. The ground floor comprises a lovely sitting room with bay window, a stylish dining kitchen with all integrated appliances, French doors to the garden and a WC. The first floor enjoys two double bedrooms and a family bathroom and the second floor boasts the spacious master bedroom with en suite. This home also benefits from a detached garage. The property benefits from all mains services and includes gas central heating and double glazing. There is car parking to the side and a private garden to the rear with lawn and patio. \*\*AVAILABLE EARLY SEPTEMBER - SECURITY DEPOSIT £1525 OF WHICH HOLDING DEPOSIT £305 - PETS CONSIDERED - NO TENANT FEES\*\*.

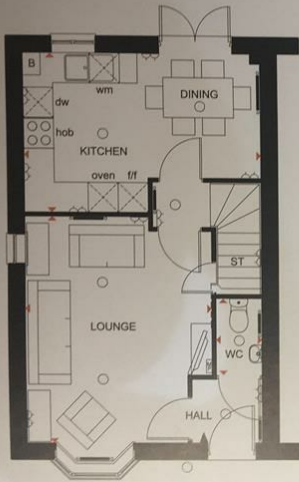
**£1,325 PCM**

# THE KENNETT

THREE BEDROOM TERRACED HOME  
PLOTS 68, 70, 71, 85, 86, 93, 94, 96, 97, 106,  
107, 110, 111, 186, 188 & 189

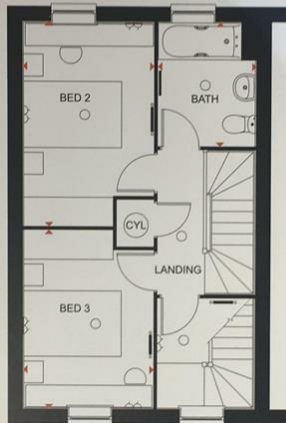
## Key

○ Light fitting    ◀ Telephone outlet point    — Radiator    B Boiler    CYL Cylinder    wm Washing machine space    ↔ Dimension location  
⏏ Electric socket    📺 Media plate    — Towel radiator    ST Store    f/f Fridge/freezer space    dw Dishwasher space



### Ground Floor

Lounge 4604 x 3729 mm 15'1" x 12'2"  
Kitchen/Dining 4733 x 3197 mm 15'6" x 10'5"  
WC 1561 x 915 mm 5'1" x 3'0"



### First Floor

Bed 2 4116 x 2659 mm 13'6" x 8'8"  
Bed 3 3658 x 2659 mm 12'0" x 8'8"  
Bath 2498 x 1985 mm 8'2" x 6'6"



### Second Floor

Bed 1 5830 x 3434 mm\* 19'1" x 11'3"\*  
En suite 1210 x 2497 mm\* 3'11" x 8'2"\*

\* Overall floor dimension includes lowered ceiling area

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. T310-E-SD500/T310-I-SD500/290125/DEC2015

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WHERE QUALITY LIVES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

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