

AP MORGAN



Chalmers Road, Dudley, Staffordshire
Asking Price £440,000

Features:

- Four double bedroom detached
- Overlooking Baggeridge craft centre
- Large corner plot
- Three bathrooms
- Open plan kitchen/diner
- Rear garden
- Detached garage
- EPC - B

Description:

Introducing this charming double fronted four double bedroom semi detached home within the sought after Himley Village estate on a generous corner plot ideally situated looking over Baggeridge country park and craft centre. As well of the added bonus of a remaining NHBC warranty.

The layout of this residence is thoughtfully designed for your comfort and convenience. As you step inside, you'll find a well-appointed kitchen and dining area complete with integrated appliances and French doors that open onto the rear garden. This flows seamlessly into a utility room and a storage cupboard. Additionally, the ground floor features a spacious lounge with two charming walk-in bay windows and a convenient WC.

Heading upstairs to the first floor, you'll discover two generously-sized double bedrooms. The master bedroom boasts an en-suite shower room and a dressing room for added luxury. Completing the first floor is a family bathroom with modern amenities.

Venturing to the second floor, you'll encounter two more double bedrooms, and an integrated wardrobe on the landing and a separate shower room for added comfort.

Outside the property, a front garden and gate open to the rear garden. Along the side of the house, there is a detached garage and driveway for multiple vehicles, along with a gate providing direct access to the garden.

This home is conveniently located near a variety of local amenities in Sedgley, including supermarkets, doctors' offices, and hairdressers. Moreover, it offers easy access to the scenic Baggeridge Country Park and craft centre, which is surrounded by picturesque fields and countryside trails. In addition, the popular Himley Hall is just a short distance away.



Details:

Entrance Hall

Kitchen/Diner 17'10" x 8'9" (5.44m x 2.67m)

Utility Room 5'6" x 5'10" (1.68m x 1.78m)

Lounge 17'10" x 10'7" (5.44m x 3.23m)

WC

Garage 17'3" x 9'2" (5.26m x 2.8m)

Master Bedroom 10'4" x 11'4" (3.15m x 3.45m)

Dressing Room 7'2" (2.18) x 4'4" (1.32) (to front of wardrobes)

Ensuite 7'2" x 4'7" (2.18m x 1.4m)

Bedroom Two 11' x 9'8" (3.35m x 2.95m)

Bathroom 6'6" x 5'6" (1.98m x 1.68m)

Bedroom Three 13'11" x 9'9" (4.24m x 2.97m)

Bedroom Four 7'5" x 11'5" (2.26m x 3.48m)

Shower Room 4'6" x 8' (1.37m x 2.44m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

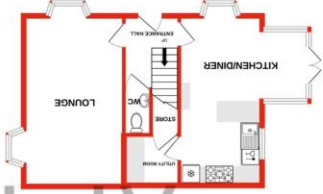
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

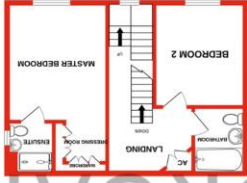
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



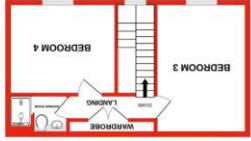
GROUND FLOOR
664 sq ft. (61.7 sq m.) approx.



1ST FLOOR
455 sq ft. (42.1 sq m.) approx.



2ND FLOOR
351 sq ft. (32.6 sq m.) approx.



TOTAL FLOOR AREA: 1469 sq ft. (136.4 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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