



**16 Brick Kiln Way, Dudley**  
Dudley

Offers in Region of **£260,000**



Located in the sought-after Baggeridge Village development, this stylish semi-detached home delivers modern, comfortable living in a most desirable area and is available with no upward chain. Built in 2015 by David Wilson Homes, the property offers well presented accommodation throughout and briefly comprises an entrance hall, a spacious lounge/diner, a modern kitchen, and a guest WC on the ground floor. Upstairs, there are two double bedrooms and a contemporary family bathroom. Outside, the property benefits from off-road parking and a generous rear garden offering space and flexibility to suit your lifestyle.

This stylish and spacious home comprises well-designed accommodation across two floors. On the ground floor, you are welcomed via a large entrance hall which leads into a well designed kitchen with integrated oven, hob and cooker hood with space available for further appliances. To the rear sits a contemporary lounge/diner with French doors which give direct access to the rear garden. A convenient guest WC completes the ground floor.

Upstairs, the property boasts two double bedrooms, the master bedroom benefits from having a range of fitted wardrobes and the second bedroom has a large built in storage cupboard. A modern family bathroom with shower over the bath serves the bedrooms.

Externally, the home continues to impress. There is off-road parking at the front of the property, while the rear features a spacious landscaped South/West facing garden area with lawn and patio – perfect for outdoor dining, gardening, or simply relaxing. A handy side access gate gives secure access for gardening waste or bins.

A rare opportunity to purchase in this exclusive location with no upward chain – early viewing is highly recommended.

AGENTS NOTE: A service charge is payable for the upkeep of the estate this is approximately £260 per annum.

#### **Room Dimensions:**

Kitchen – 3.06m x 2.07m

WC – 1.88m x 0.99m

Lounge / Diner – 4.14m x 3.69m max

Stairs To First Floor Landing

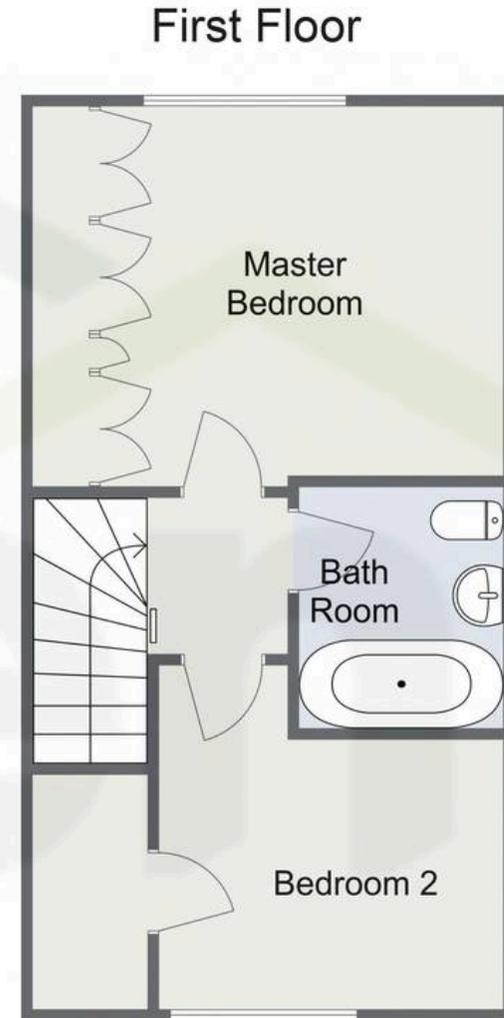
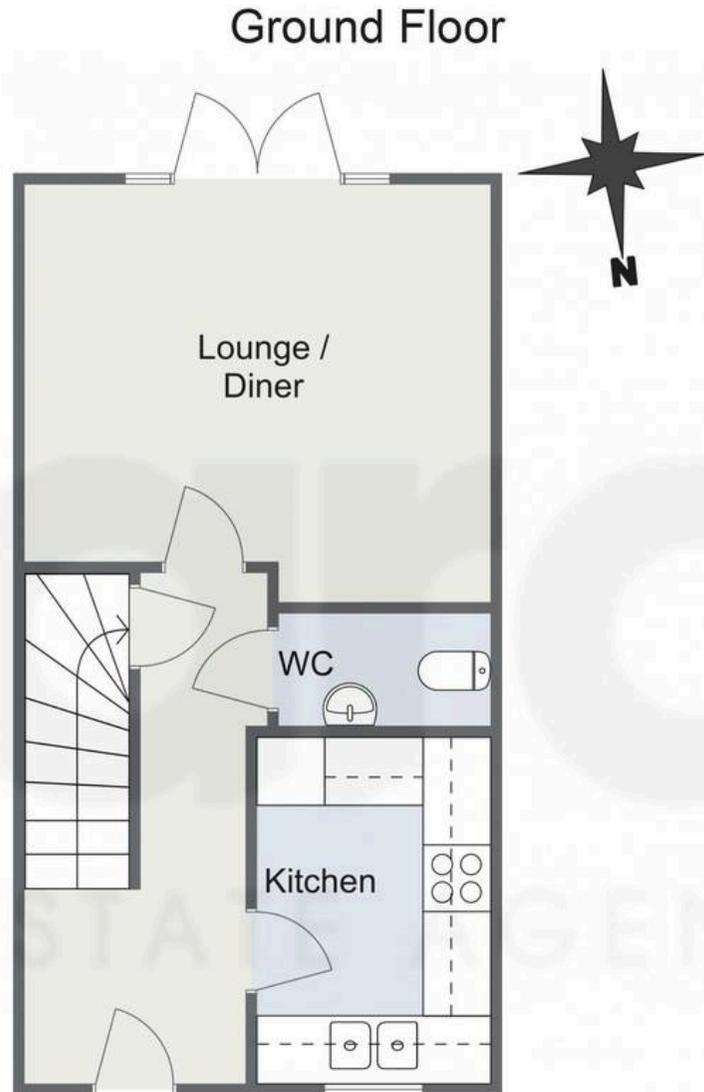
Master Bedroom – 3.58m x 3.33m max

Bedroom 2 – 3.08m x 2.99m max

Bathroom – 2.13m x 1.82m



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Total Area Approx  
66.2 Sq M  
712.6 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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