

SKITTS

ESTATE AGENTS



**Ascot Drive, Milking Bank
Dudley, DY1 2SN**

Offers in the Region Of £400,000

01902 686868

We Value Your Home



A particularly stunning property occupying a quiet position having a delightful outlook to the front giving a sense of peace and relaxation. This outstanding detached home provides excellent family accommodation that has been improved and modernised by the current owners to a high standard.

The property is stylish and spacious throughout and simply must be seen to be appreciated. This tastefully decorated four bedroom, two bathroom home is situated in an extremely popular residential area local to amenities including shops, school and public transport services. Also delightful walks at Himley Hall and Cotwall End Nature Reserve being close by for those walking enthusiasts.

The accommodation briefly comprises: porch, reception hall, living room, playroom/office, dining room, kitchen with breakfast bar, utility off and WC. To the first floor is an impressive 19ft main bedroom with a vaulted ceiling and four double glazed skylights, a stylish ensuite shower room off, three further bedrooms and a family bathroom.

There is off road parking to the front for numerous vehicles and an electric car charging point. To the rear is a landscaped garden with a full width paved patio area and artificial lawn to the side. There are gated steps leading up to several tiers of the garden including a decorative gravelled tier together with a decked tier.

The top tier of the garden is level and has artificial lawn area currently being used as a children's playing area. The property is centrally heated and double glazed. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

Council Tax Band D. Energy Rating C. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles and having electric car charger.

Entrance Porch Having composite front door and Karndean flooring.

Reception Hall Having Karndean flooring and central heating radiator.

Living Room 13' 9" x 13' 2" (4.19m x 4.01m) Having flush ceiling spot lights, Karndean flooring, central heating radiator and double glazed bow window with modern shutters.

'L' shaped Dining Room 16' 5" x 12' 4" (5.00m x 3.76m) Having flush ceiling spot lights, ceramic floor tiling, two central heating radiators and double glazed french doors leading out.

Playroom/Office 20' 11" x 7' 0" (6.37m x 2.13m) Having flush ceiling spot lights, Karndean flooring, central heating radiator and double glazed window.

Kitchen 16' 0" x 10' 9" (4.87m x 3.27m) Having inset composite sink top with fitted base units and decorative laminate work tops, integrated dishwasher, range of fitted wall cupboards, ceramic wall and floor tiles. Flush ceiling spot lights, central heating radiator and two double glazed windows.

Utility Having inset stainless steel sink top with fitted base units and decorative laminate work top, cupboard housing combination boiler, chrome heated towel rail, plumbing for washing machine, flush ceiling spot lights, ceramic floor tiling and WC off: Having low flush WC, wash hand basin and storage cupboard off.

Landing Having airing cupboard and loft hatch for access by way of retractable ladder.



Bedroom One 19' 5" x 7' 7" (5.91m x 2.31m) Having central heating radiator, double glazed window and four Velux type windows.

En-suite 12' 2" x 7' 4" (3.71m x 2.23m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling. Flush ceiling spot lights, extractor fan, central heating radiator and double glazed window.

Bedroom Two 12' 0" x 10' 3" (3.65m x 3.12m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 10' 5" x 10' 0" (3.17m x 3.05m) Having built in wardrobe, central heating radiator and double glazed window.

Bedroom Four 9' 0" x 7' 2" (2.74m x 2.18m) Having built in wardrobe, central heating radiator and double glazed window.

Bathroom 6' 9" x 6' 4" (2.06m x 1.93m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Extensive Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, numerous flowers and flowering shrubs. Steps to numerous patio areas and children's play area, 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: D
EPC RATING: C

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.

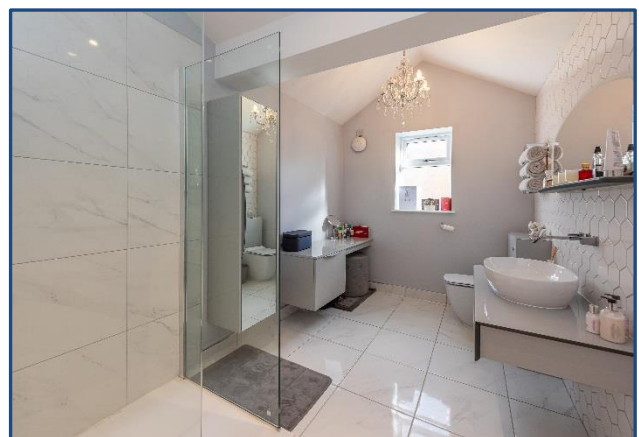
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

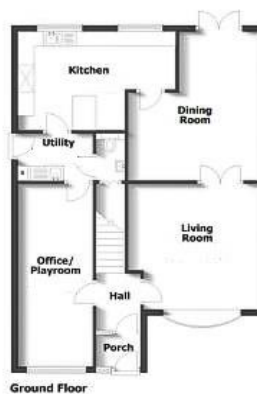
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

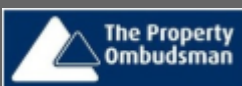




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: