

SKITTS

ESTATE AGENTS



**Bordeaux Close, Milking Bank
Dudley, DY1 2UY**

£370,000

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We Value Your Home



An impressive detached residence occupying a quiet and delightful cul-de-sac location in a popular residential area local to a range of amenities. This extremely well maintained home has been extended to provide excellent family accommodation and interior viewing is highly recommended.

This tastefully decorated property benefits from numerous noteworthy features including: four bedrooms, two reception rooms plus a conservatory, dining kitchen, downstairs WC, family bathroom plus ensuite shower room and a garage. There is off road parking to the front and a private and enclosed garden to the rear. The property is centrally heated and double glazed.

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

Approach By way of block paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having double glazed windows and door.

Reception Hall Having uPVC front door and central heating radiator.

Living Room 15' 9" x 11' 1" (4.80m x 3.38m) Having pebble effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed window.

Dining Room 9' 9" x 9' 6" (2.97m x 2.89m) Having central heating radiator and double glazed sliding door to the conservatory.

Dining Kitchen 12' 5" x 9' 8" (3.78m x 2.94m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated refrigerator and dishwasher, plumbing for washing machine, range of fitted wall cupboards, ceramic wall and floor tiles. Central heating radiator, double glazed window and door leading out.

Lobby Having WC off: having low flush WC, wash hand basin, central heating radiator and double glazed window.

Conservatory 15' 6" x 8' 6" (4.72m x 2.59m) Having ceramic floor tiling, glass roof, double glazed windows and door leading out to the rear garden.

Landing Having airing cupboard and loft hatch for access.

Bedroom One 10' 9" x 10' 9" (3.27m x 3.27m) Having built in wardrobes with mirror fronted sliding doors, laminate flooring, central heating radiator and double glazed window.

En-suite 6' 5" x 6' 3" (1.95m x 1.90m) Having shower cubicle with shower fitting, wash hand basin, low flush WC, ceramic wall and floor tiling. Extractor fan, chrome heated towel rail and double glazed window.

Bedroom Two 11' 0" x 10' 6" (3.35m x 3.20m) Having built in wardrobes with mirror fronted sliding doors, laminate flooring, central heating radiator and double glazed window.



Bedroom Three 14' 2" x 7' 6" (4.31m x 2.28m) Having built in wardrobes, flush ceiling spot lights, laminate flooring, central heating radiator and double glazed window.

Bedroom Four 8' 1" x 6' 9" (2.46m x 2.06m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 7' 5" x 6' 4" (2.26m x 1.93m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Garage 17' 1" x 7' 8" (5.20m x 2.34m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Timber decking area, garden shed and 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.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor

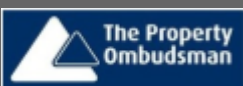
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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

SIGNED :

DATE: