

SKITTS

ESTATE AGENTS



Greyfriars Close, Milking Bank
Dudley, DY1 2GN

£440,000

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We Value Your Home



A stunning detached residence recently improved throughout to a particularly high standard offering impressive accommodation that must be seen to be appreciated. This stylish family home is tastefully decorated and immaculately presented benefiting from a range of noteworthy features including: two reception rooms plus a delightful conservatory, stylish and spacious dining kitchen, a useful downstairs cloaks, four bedrooms to the first floor, contemporary family bathroom and an ensuite shower room.

Beams of light travel through the property to provide delightful and luxurious living with interior viewing being highly recommended. There is off road parking to the front for numerous vehicles plus a garage with roller shutter door. The enclosed, private and landscaped rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings. Tiered across three levels with patio, artificial lawn areas and additional patio area. This outstanding home is centrally heated, double glazed and protected by a wireless burglar alarm system.

The property occupies a quiet cul-de-sac position in a highly sought after residential area local to amenities including shops, schools and public transport services.

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

Approach By way of block paved driveway providing off road parking for up to six vehicles.

Reception Hall Having composite front door, central heating radiator and laminate flooring.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling, central heating radiator and laminate flooring.

Living Room 17' 10" x 10' 5" (5.43m x 3.17m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, two central heating radiators, laminate flooring and double glazed bay window.

Dining Room 10' 3" x 10' 0" (3.12m x 3.05m) Having two wall light points, central heating radiator, laminate flooring and double glazed window.

Dining Kitchen 15' 1" x 10' 2" (4.59m x 3.10m) Having inset stainless steel sink with fitted base units and decorative laminate work tops with feature lighting, built in Neff Slide & Hide' oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, central heating radiator, LVT flooring, double glazed window and sliding door leading out to the conservatory.

Conservatory 11' 6" x 9' 8" (3.50m x 2.94m) Having electric radiator, laminate flooring, double glazed windows and door leading out to the rear garden.

Landing Having airing cupboard and loft hatch for access to loft with combination boiler.

Bedroom One 13' 7" x 11' 2" (4.14m x 3.40m) Having two wall light points, laminate flooring, central heating radiator and double glazed window.

En-suite 7' 0" x 7' 0" (2.13m x 2.13m) Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, extractor fan, central heating radiator and double glazed window.





Bedroom Two 10' 6" x 9' 1" (3.20m x 2.77m) Having built in wardrobes with mirror fronted sliding doors, laminate flooring, central heating radiator and double glazed window.

Bedroom Three 10' 1" x 7' 1" (3.07m x 2.16m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Four 7' 7" x 7' 4" (2.31m x 2.23m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 6' 7" x 6' 3" (2.01m x 1.90m) Having 'White' suite comprising: freestanding bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, central heating radiator and double glazed window.

Garage 16' 8" x 8' 2" (5.08m x 2.49m) Having roller shutter door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, artificial lawn area, flowers and flowering shrubs. Gated side access, steps to raised patio area and feature sleepers.

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.





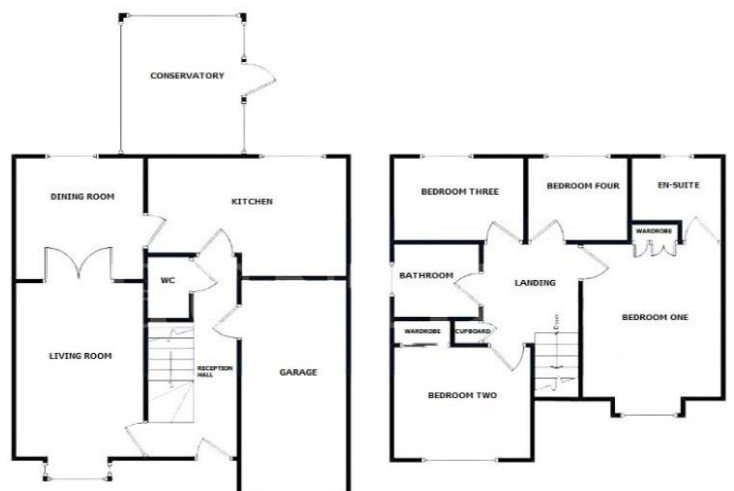
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GROUND FLOOR

FIRST FLOOR



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

