SKITTS
ESTATE AGENTS

Yarner Close, Milking Bank
Dudley, DY1 2UR

£405,000

01902 686868

We Value Your Home

An outstanding detached residence offering substantial family accommodation occupying a quiet cul-de-sac position in an extremely popular residential area. This well presented home with four bedrooms and two bathrooms is for sale with no upward chain and must be seen to be appreciated.

This impressive property has been maintained throughout to a high standard and benefits from central heating, uPVC double glazing, off road parking plus 31ft garage and a particularly delightful and private rear garden offering a secluded sanctuary, perfect for relaxation. The enclosed rear garden provides patio areas, lawn area, a range of flowers, flowering shrubs and feature fish pond with bridge over.

Further noteworthy features include: two reception rooms plus conservatory, dining kitchen with integrated appliances, downstairs WC, a spacious first floor landing, four generous bedrooms with ensuite off the main and a family bathroom. INTERIOR VIEWING IS HIGHLY RECOMMENDED.

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

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

Reception Hall Having composite front door, under stairs cupboard and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall and floor tiling, central heating radiator and double glazed window.

Living Room *19' 11'' x 13' 6'' (6.07m x 4.11m)* Having coal effect gas fire with decorative surround, hearth and fireplace, two wall light points, two central heating radiators and double glazed bay window.

Dining Room *11' 4'' x 9' 10'' (3.45m x 2.99m)* Having central heating radiator and double glazed sliding door to the conservatory.

Dining Kitchen *14' 3'' x 10' 4'' (4.34m x 3.15m)* Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Integrated refrigerator and washing machine, range of fitted wall cupboards and two wine racks. Ceramic wall and floor tiling, central heating radiator, double glazed window and door leading out.

Conservatory *9' 11'' x 7' 3'' (3.02m x 2.21m)* Having ceiling light/fan, electric wall heater, ceramic floor tiling, double glazed windows and door leading out to the rear garden.

Landing Having loft hatch for access, airing cupboard and double glazed window.

Bedroom One *16' 8'' x 13' 5'' (5.08m x 4.09m)* Having central heating radiator and double glazed window.

En-suite *6' 9'' x 5' 5'' (2.06m x 1.65m)* Having shower cubicle with shower fitting, wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Bedroom Two *10' 5'' x 10' 1'' (3.17m x 3.07m)* Having central heating radiator and double glazed window.

Bedroom Three *10' 1'' x 9' 8'' (3.07m x 2.94m)* Having central heating radiator and double glazed window.

Bedroom Four *10' 4'' x 7' 1'' (3.15m x 2.16m)* Having built in storage cupboard, central heating radiator and double glazed window.

Bathroom *6' 8'' x 6' 7'' (2.03m x 2.01m)* Having white suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Garage *31' 4'' x 8' 2'' (9.54m x 2.49m)* Having 'Up & Over' door, light and power points. Double glazed door to the rear garden.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Fish pond with timber bridge over and gated side access.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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: E
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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The Property Ombudsman

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED : .....

DATE: .....