



**Connells**

Bordeaux Close  
Milking Bank Dudley



## Property Description

A beautifully kept detached family residence situated in the desirable Milking Bank estate, boasting a generous extension for ample living space suitable for larger families and remote working. Conveniently positioned near schools, shops, and bus stops.

## Entrance Porch

Double glazed door to the front, double glazed windows to the front & side.

## Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor accommodation.

## Lounge

15' 9" (into bay) x 10' 7" ( 4.80m (into bay) x 3.23m )

Double glazed bay window to the front elevation, gas fire with feature surround, central heating radiator.

## Dining Room

Double glazed patio doors to the rear leading to conservatory, central heating radiator.

## Kitchen

10' 2" x 10' 4" ( 3.10m x 3.15m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and a half bowl sink & drainer unit with mixer tap over, integrated dishwasher, integrated electric double oven & electric hob with cooker hood, integrated fridge, space for domestic appliances, plumbing for washing machine, central heating radiator, double glazed window to rear elevation.

## Cloakroom

Low level w.c., wash hand basin, double glazed window to the rear, central heating boiler.

## Conservatory

13' 9" x 8' 5" ( 4.19m x 2.57m )

Double glazed window to the rear & side, glass roof, double glazed door to the side leading to garden.

## First Floor

### Landing

Loft access, airing cupboard,

### Bedroom One

10' 4" x 10' 7" ( 3.15m x 3.23m )

Double glazed window to the rear, central heating radiator, fitted wardrobes.

### En-Suite

Shower cubicle, wash hand basin, low level w.c., extractor fan, tiling, heated chrome towel rail, double glazed window to the rear.

### Bedroom Two

13' 9" x 7' 5" ( 4.19m x 2.26m )

Double glazed window to the front, central heating radiator, fitted wardrobes.

### Bedroom Three

10' 4" x 10' 4" ( 3.15m x 3.15m )

Double glazed window to the front, fitted wardrobes, central heating radiator.

### Bedroom Four

8' x 6' 4" ( 2.44m x 1.93m )

Double glazed window to the front, central heating radiator.

### Bathroom

Bath with taps over, wash hand basin, low level w.c., tiling, heated chrome towel rail, double glazed window to rear elevation.

## Garage

16' 7" x 7' 9" ( 5.05m x 2.36m )

Up and over door, power & light.

## Outside

To the front of the property block paved driveway giving off road parking with lawned area various shrubs & borders, side access to rear garden.

Rear garden having slabbed area leading to lawned area with various shrubs & borders & storage shed.









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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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