



Connells

Aintree Way
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 Hall

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

Lounge

26' 8" (into bay) x 13' 10" (max) (8.13m (into bay) x 4.22m (max))

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

Kitchen Diner

24' 9" x 11' 3" (7.54m x 3.43m)

A fitted kitchen to comprise a range of wall and base units with work surfaces over, one bowl stainless steel sink & drainer unit, electric oven & five ring gas hob with cooker hood over, integrated microwave, two central heating radiators, spot lights, two sky light windows to the rear, double glazed window to the rear, french doors leading to lounge, double glazed patio doors to the rear leading to garden.

Utility Room

10' 4" (max) x 6' 6" (3.15m (max) x 1.98m)
Having plumbing for washing machine, wall mounted boiler, central heating radiator.

Downstairs Shower Room

Comprising shower cubicle, wash hand basin, low level w.c., heated towel rail, extractor, tiling double glazed window to the side.

First Floor

Landing

Loft access, airing cupboard.

Bedroom One

13' 5" x 10' 10" (4.09m x 3.30m)

Double glazed window to the front, fitted wardrobes & over head storage, central heating radiator.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

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

Bedroom Four

8' 6" x 7' 7" (2.59m x 2.31m)

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

Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., heated towel rail, extractor fan, tiling, double glazed window to the rear.

Garage

15' 10" x 9' 10" (4.83m x 3.00m)

Electric roller shutter door, power & lighting, door to utility room.

Outside

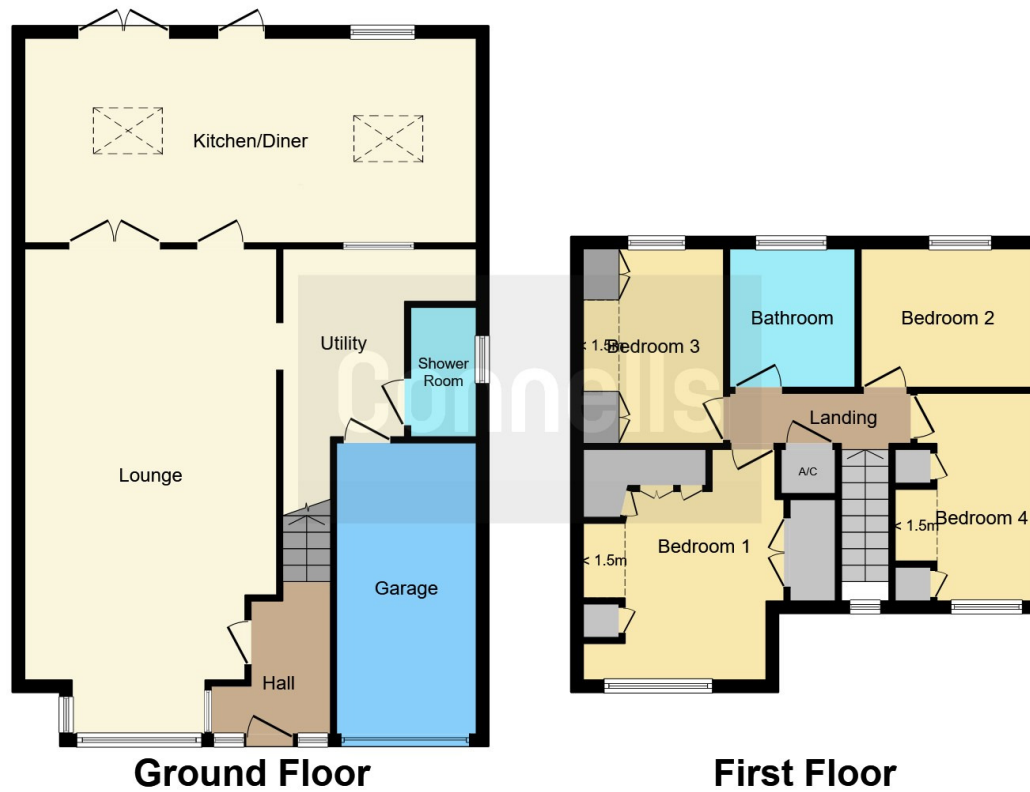
To the front of the property concrete print driveway giving off road parking.

Rear garden having concrete print, fencing, electric power socket, outside tap, side access.









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

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EPC Rating: C

Tenure: Freehold

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