



Connells

Aintree Way
Dudley



Property Description

This appealing family residence is situated in the sought-after Milking Bank estate. Its generous living space makes it an ideal choice for families, conveniently located within walking distance of Milking Bank Primary School. The property features two reception rooms, a ground floor WC, a garage, and four well-proportioned bedrooms. Additionally, it is in close proximity to local amenities, bus routes, and shops, enhancing its appeal for everyday living.

Entrance Porch

Double glazed door to the front elevation, double glazed window to the front.

Entrance Hall

Door to the front elevation, stairs to first floor accommodation, central heating radiator.

Lounge

16' x 13' (4.88m x 3.96m)

Double glazed window to the front, gas fire with brick built surround, central heating radiator.

Dining Room

10' x 8' (3.05m x 2.44m)

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

Kitchen

16' x 10' (4.88m x 3.05m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, tiling to splashback, central heating boiler, built-in understairs storage pantry, double glazed window to the rear, double glazed door to the side elevation leading to garden.

Cloakroom

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

First Floor

Landing

Loft access, built-in airing cupboard.

Bedroom One

13' x 11' (3.96m x 3.35m)

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

Bedroom Two

10' x 7' (3.05m x 2.13m)

Double glazed window to the front elevation, central heating radiator.

Bedroom Three

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to the rear, central heating radiator.

Bedroom Four

11' x 8' (3.35m x 2.44m)

Double glazed window to the rear, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the rear.

Outside

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

Garage

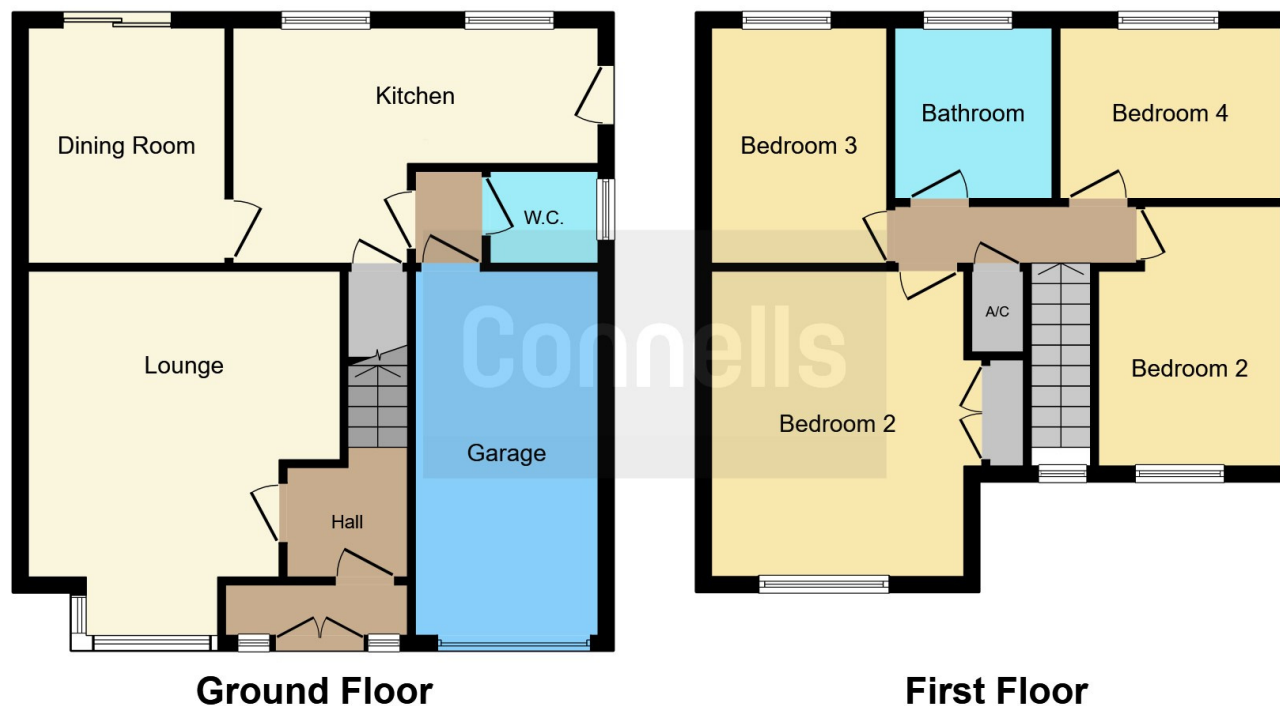
16' x 8' (4.88m x 2.44m)

Up & over door to the front, power & light.









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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313321



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD313321 - 0004