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MILES GROVE

2 Miles Grove
Dudley

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2 Miles Grove, Dudley, DY2 7TT

This beautifully presented 4 Bedroom Detached Family Home having spacious and versatile accommodation throughout. – A must see property not to be missed!

Miles Grove enjoys a prime position in a highly sought-after cul-de-sac location leading off Oakham Road. With local amenities such as, primary and secondary schools, shops/amenities and transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Cloakroom, Lounge, Breakfast Kitchen, Dining Room, Conservatory, 1st floor Landing, 4 good sized Bedrooms, Family Bathroom, Garden and Garage.

OVERALL, A WELL PLANNED AND PRESENTED FAMILY HOME IN A GREAT LOCATION! VIEWING IS HIGHLY RECOMMENDED.

On the ground floor, the UPVC front door leads into an inviting Reception Hall with Cloakroom having wc and basin, stairs to first floor Landing and doors to;

The spacious Lounge has a window to the front, sliding patio doors to Conservatory and ideal space for a Dining table.



The Breakfast Kitchen is fitted with shaker style wall and base cupboards, worktops, splashback tiles, inset sink and drainer, inset Hotpoint gas hob and extractor fan above, built in oven, washing machine and dishwasher and spotlights. Furthermore, there is a breakfast area with doors leading into the Garage, rear Garden and Dining Room.

The Dining Room has a loft hatch, window to rear and French doors to rear Garden.

On the 1st floor Landing, there is a loft access, airing cupboard and doors to;

There are 4 well proportioned Bedrooms of which Bedroom 1, 3 and 4 benefit from fitted wardrobes and desks. The Family Bathroom is fitted with a white suite comprising; wc, hand basin with storage below, bath with electric shower head over, tiled walls and radiator.

The Garage has a roller shutter door, lighting and electricity.

Externally, the rear Garden enjoys a paved patio with artificial lawn area and shrubs. Furthermore, there is a BBQ hut, Garden Shed, electric points, hot and cold outside taps, lighting and side access with double gates.

To the front, there is ample off road parking with wrought iron fencing.



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we sell **homes.**





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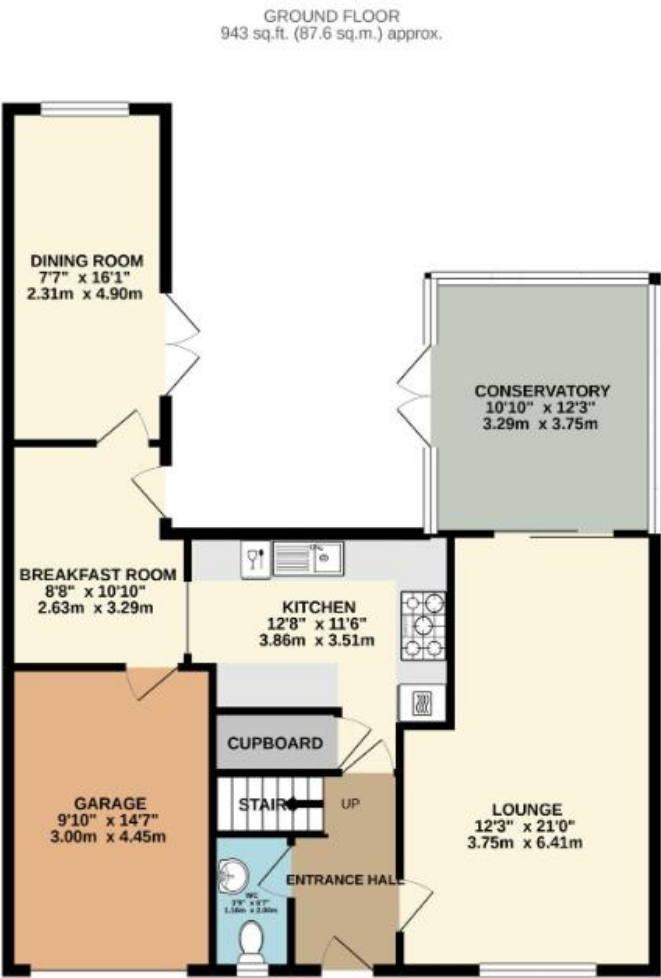
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FLOOR PLANS



MILES GROVE, DY2 7TT

TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.

Whilst 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 misstatement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.