



17 Cherrydale Court, Milking Bank, Dudley, DY1 2QW

BERRIMAN  
EATON

# 17 Cherrydale Court, Milking Bank, Dudley, DY1 2QW

Cherrydale Court is a detached family home occupying a corner position with off road parking, detached garage and enclosed private rear garden. The property comprises briefly comprises entrance hall, downstairs cloakroom/wc, living room with dining area and fitted kitchen to the ground floor. To the first floor there are three double bedrooms, en-suite to the principal bedroom and family bathroom. The property benefits from central heating and double glazing.

EPC : D  
WOMBOURNE OFFICE

## LOCATION

Cherrydale Court is a quiet cul de sac located just off Dibdale Street, which runs to the Himley Road. The Himley Road gives excellent access to the towns of Dudley and excellent transport links to Birmingham and Oldbury. There is nearby outdoor space at Grange Park which has a play area for children as well as allotments as well as Milking Bank Park. Bishop Milner Catholic College is also located close by, with Milking Bank being the closest Primary School.

## DESCRIPTION

Cherrydale Court is a perfectly position detached family home occupying a corner position on this exclusive development with a generous driveway affording off road parking for several vehicles, detached single garage and an enclosed private rear garden. The internal accommodation briefly comprises entrance hall, downstairs cloakroom/wc, living room with dining area and fitted kitchen to the ground floor. To the first floor there are three double bedrooms, en-suite to the principal bedroom and additional family bathroom, all presented to an impeccable standard. The property benefits from central heating and double glazing.

## ACCOMMODATION

The ENTRANCE HALL has a staircase rising to the first floor landing with wooden balustrades, understairs storage cupboard, radiator and composite door with decorative glazed panel. The CLOAKROOM/WC has a double glazed window to the front elevation, low level w/c and wash hand basin with tiled splashback and radiator. The LIVING ROOM has a double glazed walk in bay window to the front elevation, coal effect gas fire with marble surround, wiring for wall lights, radiator and arch into the DINING AREA, this has double glazed French doors onto the rear garden and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half Schock sink and drainer with mixer tap, integrated oven, ceramic hob, integrated fridge and plumbing for a washing machine. There is a small breakfast bar which could have an additional appliance beneath if needs be. There is a double glazed window to the rear elevation, double glazed door to the side giving access to the side drive, radiator and tiled splashback.

The stairs rise to the FIRST FLOOR LANDING which has a double glazed window to the side elevation and airing cupboard which houses the hot water cylinder and shelving. DOUBLE BEDROOM 1 has a range of fitted bedroom furniture including wardrobes, overhead storage, dressing table and drawers, double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM which has a walk in cubicle, low level W/C, pedestal wash hand basin, double glazed opaque window, radiator and part tiling to the walls. DOUBLE BEDROOM 2 has fitted wardrobes, units, double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 3 has fitted wardrobes, units, double glazed window to the rear elevation, fitted storage cupboard, side drawers and radiator. The FAMILY BATHROOM is fitted with a suite comprising bath, pedestal wash hand basin, low level w/c, part tiling to the walls and double glazed opaque window to the front elevation.

## OUTSIDE

The property occupies a good sized corner position with a lawned frontage and a tarmac driveway suitable for parking several cars off road and giving access to the DETACHED GARAGE, which has an elevating door, loft space and wooden door connecting to the rear garden. There is side gated access into the REAR GARDEN with a slabbed patio with path to the garage door, lawned area with gravelled planting borders with additional raised planted borders and fencing to the boundary.

TENURE We understand that the property is FREEHOLD  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D – Dudley MBC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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£335,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**17 Cherrydale Court**  
Dudley

HOUSE: 84.2sq.m. 906sq.ft.  
GARAGE: 15.0sq.m. 162sq.ft.  
**TOTAL: 99.2sq.m. 1068sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



