



4, Chillington Drive  
Milking Bank, Dudley, DY1 2GB





# 4 Chillington Drive Milking Bank Offers in Region of £380,000

*\*WONDERFULLY PRESENTED  
DETACHED FAMILY HOME*

*\*FOUR GENEROUS BEDROOMS*

*\*GOOD-SIZED DRIVEWAY THAT OFFERS AMPLE PARKING  
TO FORE*

## ▪ ROOM DIMENSIONS

Reception Hallway

Lounge 13'10" by 15'8" max

Dining Room 11'6" max by 10'8" max

Guest WC 6'1" by 3'2"

Stunning Breakfast Kitchen 12'7" by 10'1"

With various integrated appliances

## FIRST FLOOR

First Floor Landing

With airing/storage cupboard.

Attractive Primary Bedroom 16'10 max by 12'2

With generous range of built in wardrobes and storage

Stylish Ensuite Shower Room 7'6" max by 5'10" max

Bedroom One 11'3" to built in sliding wardrobes by 8'3"

Bedroom Two 10'5" by 7'1"

Bedroom Three 8'8" by 8'9" to built in sliding wardrobes

Family Bathroom 7'7" by 5'9"

## OUTSIDE

Garage 18'7" by 8'7" max

Delightful enclosed rear garden

Driveway offering ample parking to fore

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





A delightfully presented DETACHED family home within walking distance of popular schools, shops & parks. Being much improved by current owners, this deceptively spacious property also benefits from; reception hallway, attractive lounge, dining room, modern fitted breakfast kitchen with various integrated appliances, guest W/C with understairs storage alcove. First floor landing with airing cupboard, **FOUR GENEROUS BEDROOMS** (with stunning en suite shower room to primary bedroom as well as built in wardrobes to bedrooms 1, 2 & 3), family bathroom. Integral garage, well maintained rear garden with good-sized driveway that offers ample parking to fore.

EPC :C SEDGLEY

Council Tax - D  
Tenure - Freehold

**MISREPRESENTATION ACT 1967**

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Measurements are approximate. See the plan. Detailed specifications are available on request.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	83
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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