



7, Longleat Road,
Milking Bank, Dudley, DY1 2TX

Taylor's

7 Longleat Drive Milking Bank Offers in Region of £440,000

GROUND FLOOR

Reception Hallway stairs to first floor landing ceramic tile flooring gas central heating radiator to guest WC and walkway through to:

Stylish Lounge 12'9" max by 19'10" having a radiator, feature log effect cast to glazed door to rear to glazed bow window to side and double glazed bow window to front
Stunning Dining Kitchen 23'4" by 9'3" max having a range of wall base units, integrated double oven, microwave, five burner hob and extractor, integrated full height fridge and full height freezer roll edge work top, splashback, sink and drainer with mixer taps over. Breakfast bar ceramic tiles to flooring, integrated dishwasher, wall mounted gas central heating boiler, double glazed window to front double glazed window to rear and door to:

Utility Room 5'4" by 5'7" having wall units, integrated washing machine and integrated tumble dryer, roll edge work top, double glazed window, and tiled flooring
Guest WC 5'4" by 3'8" having low level WC vanity unit with bowl and mixer taps over, integrated wall and base units to part tiled walls and flooring, extractor fan

FIRST FLOOR

First Floor Landing with loft access in cupboard and doors leading to:

Bedroom One 12'1" by 11'4" having range of built-in wardrobes, side tables and drawers, radiator, glazed window to front and door leading to:

Ensuite, shower room 7'8" by 6'9" max having shower cubicle with main shower, Low level WC pedestal wash basin, radiator, obscured double glazed window to front

Bedroom Two 10'2" by 7'11" to built in wardrobes, having range of built in double wardrobes, radiator and double glazed window to rear

Bedroom Three 10'2" by 8'10" having range of built wardrobes and drawers, radiator and double glazed windows to front

Bedroom Four (currently used as an office) 8'2" by 8'0" having range of wall units, shelving, desk units, radiator, double glazed window

Bathroom 9';5" by 4'9" suite comprising of corner bath, low level WC, wash basin, part tiled to walls, radiator and obscured double glazed window

OUTSIDE

Tandem Garage 8'4" max by 37'5" with shelving, work top, power, lighting, up and over door to front, double glazed window to rear

Delightful Landscaped Rear Garden with ornamental fish pond, block paved patio with seating, raised shrub and flower beds, gated access to front and garage

Attractive Front and Side Gardens with generous driveway 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.



Occupying an primary corner position on the enormously sought after Milking Bank and within walking distance of popular local schools, shops and other amenities. This STUNNING family home is gas centrally heated and double glazed and boasts a wealth of stylish accommodation that includes; imposing entrance hallway, attractive dual aspect lounge, outstanding 23ft breakfast-kitchen-diner with various integrated appliances, utility room, guest W/C, first floor landing with airing cupboard, FOUR GOOD-SIZED BEDROOMS, with ensuite shower room to master bedroom, bathroom, 37ft tandem garage, delightful landscaped rear garden, driveway and gardens to front and side. Available with NO UPWARD CHAIN. EPC - TBA, Council Tax - E Tenure - Freehold SEDGLEY

MISREPRESENTATION ACT 1967

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Measurements are approximate. Not to scale. Respective positions only. (Not all fittings shown)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 85 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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