

## 38, Stratford Close, Milking Bank, Dudley, West Midlands, DY1 2SZ

Offers Over £374,950

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- STYLISH DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- STUNNING MODERN KITCHEN-DINER
- FITTED UTILITY ROOM
- FOUR BEDROOMS WITH ENSUITE SHOWER ROOM TO MASTER
- MILKING BANK
- CUL-DE-SAC LOCATION
- IMPRESSIVE FAMILY BATHROOM
- GARDEN ROOM WITH POWER & LIGHTING
- 



Measurements are approximate. Not to scale. Illustrative purposes only.  
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An absolutely **STUNNING DETACHED** family home, nestled within backwater of the Milking Bank, offering convenient access to sought after schools, shops and other amenities. This modern property is UPVC double glazed & gas centrally heated boasting a wealth of glorious accommodation that includes; reception hallway, attractive lounge, **OUTSTANDING KITCHEN DINER** with various integrated appliances, refitted utility room, guest W/C, first floor landing, **FOUR BEDROOMS** (with en-suite shower room to Primary Bedroom as well built in wardrobes), stylish family bathroom, garage/ store with electric door, impressive recently landscaped rear

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garden with GARDEN ROOM/ SUMMER HOUSE (with power & lighting- ideal for a home office/ gym/ family room/ Bar!), generous driveway to fore. EPC - C. Council Tax - D. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandco...](http://checker.ofcom.org.uk/en-gb/broadbandco...)

Accommodation briefly comprises :-

## ENTRANCE HALLWAY

## LOUNGE

16' 10" x 13' 1" (5.13m x 3.98m)

## DINING KITCHEN

22' 4" x 10' 2" (6.80m x 3.10m)

## FITTED UTILITY ROOM

11' 0" x 9' 0" (3.35m x 2.74m)

## GUEST WC

4' 9" x 3' 9" (1.45m x 1.14m)

## GARAGE STORE

7' 8" x 7' 11" (2.34m x 2.41m)

with electric roller shutter door

## FIRST FLOOR LANDING WITH STORAGE

## PRINCIPAL BEDROOM

13' 1" x 10' 1" (3.98m x 3.07m)

with range of built in wardrobes

## ENSUITE SHOWER

7' 6" x 4' 5" (2.28m x 1.35m)

## BEDROOM

8' 5" x 7' 1" (2.56m x 2.16m)

with built in sliding wardrobes

## BEDROOM

9' 11" x 8' 6" (3.02m x 2.59m)

with built in sliding wardrobes

## BEDROOM

9' 1" x 8' 0" (2.77m x 2.44m)

## FAMILY BATHROOM

6' 4" x 6' 3" (1.93m x 1.90m)

## OUTSIDE

Superb landscaped rear garden with composite decked, raised sleeper beds, artificial lawn and paved patio area.

## GARDEN ROOM/ GYM/ OFFICE

12' 5" x 9' 8" (3.78m x 2.94m)

with mains power & lighting