

## 4, Dinham Gardens, Milking Bank, Dudley, West Midlands, DY1 2GF

Offers In Region Of £450,000

🛏 4 🚿 3 🚗 2



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- DETACHED FAMILY HOME
- CLOSE PROXIMITY TO TRANSPORT LINKS & WELL REGARDED SCHOOLS
- CONSERVATORY OVERLOOKING PRIVATE REAR GARDEN
- DRIVEWAY TO FORE
- POPULAR MILKING BANK DEVELOPMENT
- THREE RECEPTION ROOMS
- FOUR BEDROOMS (TWO BEDROOMS WITH ENSUITE)
- MUST BE VIEWED TO BE APPRECIATED



ATTRACTIVE DETACHED FAMILY HOME situated on the extremely popular MILKING BANK development, offering convenient access to highly sought-after local schools, shops, parks, and a variety of other amenities! Well presented throughout, the property benefits from gas central heating & double glazing throughout & the accommodation briefly includes; entrance porch, hall, lounge, spacious breakfast kitchen, dining room, sitting room, guest WC, conservatory, first floor

**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

landing, FOUR BEDROOMS (two bedrooms with ensuite), family bathroom, private landscaped rear garden, driveway & gardens to fore.

Accommodation briefly comprises :-

**Porch**

**Hallway** with understairs store.

**Lounge** - 4.88m x 3.66m max (16'0" x 12'0" max)

**Breakfast Kitchen** - 5.31m x 3.02m max (17'5" x 9'11" max)

**Dining Room** - 3.15m x 2.9m (10'4" x 9'6")

**Sitting Room** - 4.98m x 2.39m max (16'4" x 7'10" max)

**Conservatory** - 5.23m x 3.43m max (17'2" x 11'3" max)

**Guest WC** - 1.7m into storage cupboard x 1.47m (5'7" into storage cupboard x 4'10") with storage cupboard.

**First Floor Landing** with storage cupboard.

**Bedroom** - 3.71m x 3.53m max (12'2" x 11'7" max)

**Ensuite** - 2.64m max x 1.12m (8'8" max x 3'8")

**Bedroom** - 4.57m x 3.53m max (15'0" x 11'7" max) with fitted wardrobes.

**Ensuite** - 4.01m x 1.55m (13'2" x 5'1")

**Bedroom** - 2.57m x 2.31m (8'5" x 7'7")

**Bedroom** - 2.57m x 2.39m (8'5" x 7'10") with built in wardrobes.

**Family Bathroom** - 2.54m max x 2.54m (8'4" max x 8'4")

**Driveway & Gardens To Fore**

**Private Rear Garden**