



**4 Dinham Gardens, Milking Bank,
DY1 2GF**

Taylors

**Offers in the Region of
£450,000**

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Attractive Detached Family Home on the Sought-After Milking Bank Development!

Set within the highly desirable Milking Bank development, this attractive detached family home offers convenient access to excellent local schools, shops, parks, and a wide range of other amenities—making it ideal for growing families.

Beautifully presented throughout, the property benefits from gas central heating and double glazing, and the spacious accommodation briefly comprises: entrance porch, hallway, lounge, generous breakfast kitchen, dining room, sitting room, guest WC, and a conservatory overlooking the rear garden.

To the first floor are four well-proportioned bedrooms, two of which benefit from en-suite facilities, along with a modern family bathroom.

Externally, the home enjoys a private, landscaped rear garden—perfect for entertaining—as well as a driveway and front gardens offering ample kerb appeal.

Council Tax - E EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

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 fire

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

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





Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

Taylors

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

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MISREPRESENTATION ACT 1967

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Taylor's

