

## 34, Manderston Close, Milking Bank/ Lower Gornal, Dudley, West Midlands, DY1 2TZ

Offers In Region Of £374,950

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**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.



- FOUR GENEROUS BEDROOMS
- DESIRABLE GORNAL/ MILKING BANK AREA
- STUNNING BREAKFAST KITCHEN
- ATTRACTIVE LOUNGE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DECEPTIVELY SPACIOUS THREE STOREY RESIDENCE
- WALKING DISTANCE OF GORNAL WOOD VILLAGE
- ENSUITE SHOWER ROOMS TO MAIN TWO BEDROOMS
- UTILITY ROOM & GUEST W/C
- DRIVEWAY & GARAGE



A STUNNING THREE-STOREY FAMILY RESIDENCE, occupying an ideal position within a desirable cul-de-sac offering the best of what Lower Gornal & Milking Bank has to offer.

Being IMMACULATELY PRESENTED THROUGHOUT, this DECEPTIVELY SPACIOUS FOUR BEDROOM semi-detached briefly comprises; impressive reception hallway with cloaks storage & seating area, OUTSTANDING BREAKFAST KITCHEN with various integrated appliances, utility

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room, dining room, guest W/C, first floor landing, WELL-APPOINTED LOUNGE, two bedrooms, family bathroom, second floor landing, two double bedroom, (both suites having ensuite shower rooms), GARAGE, DELIGHTFUL WELL-PRESENTED REAR GARDEN, driveway to fore.

Accommodation briefly comprises :-

Impressive reception hallway with understairs storage

Guest WC: 5'9" x 3'

Dining room: 12'7" by 8'10" maximum

Stunning Breakfast Kitchen: 13'9" by 9'6" with various integrated appliances and breakfast bar

Utility Room: 7'2" x 3'1" max

First floor landing

Stylish Lounge: 15'9" by 12'7"

Bedroom: 9'7 x 7' max.

Bedroom: 9'7 x 8'6" max

Family Bathroom: 6'8" x 6'2" max

Second floor landing with storage cupboard

Bedroom: 15'10" max by 12'8"

En suite shower room: 6'11" x 5'1"

Bedroom: 15'8" x 9'9" max, not square with dressing area

En suite shower room: 7'2" x 5'1" max

Outside

Garage

Landscape garden

Driveway, offering ample parking to front



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