



**3, Stokesay Rise, Milking Bank,
Dudley, DY1 2GL**

Taylors

**Offers in the Region of
£425,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A Charming Detached Family Home on the Popular Milking Bank Development! Beautifully maintained by the current owners, this delightful four-bedroom detached property offers spacious and versatile family accommodation in one of the area's most sought-after locations. The home enjoys convenient access to highly regarded local schools, shops, parks, and a variety of other amenities, making it ideal for modern family living.

Benefiting from gas central heating and double glazing, the property briefly comprises:

Entrance porch and welcoming reception hallway

Well-appointed kitchen/diner

Separate formal dining room

Guest WC

Bright and airy garden room

Useful side hall

To the first floor are four generous bedrooms, including a principal bedroom with en-suite, and a family bathroom.

Outside, the home enjoys a mature, private rear garden, a garage, and a driveway with front garden providing ample off-road parking.

This is a superb opportunity to acquire a well-presented family home in a desirable residential area — viewing is highly recommended.

Council Tax - D 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 - 0.1-1% chance per annum.

SEDGLEY BRANCH

Entrance porch

Reception Hallway with under stair storage and access to garage

Lounge - 4.27m max x 4.44m (14'0" max x 14'7")

Kitchen Diner - 4.42m x 3.05m max (14'6" x 10'0" max) with various integrated appliances

Dining Room - 4.27m max x 2.69m (14'0" max x 8'10")

Guest WC - 1.83m x 0.74m (6'0" x 2'5")

Garden Room - 3.78m x 3.12m max (12'5" x 10'3" max)

Side Porch

First Floor Landing with airing cupboard

Bedroom - 3.23m x 4.7m (10'7" x 15'5") having a range of built in wardrobes





Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

Taylors

- IMPRESSIVE DETACHED FAMILY HOME
- FOUR BEDROOMS (PRINCIPLE BEDROOM WITH ENSUITE)
- HIGHLY DESIRABLE MILKING BANK ESTATE
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- MATURE PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO WELL REGARDED SCHOOLS

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MISREPRESENTATION ACT 1967

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Taylor's

