



**4, Donnington Court, Dudley,  
DY1 2RW**

**Taylor's**

Offers in the Region of  
**£259,950**

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 1**

Impressive Four Bedroom Terraced Family Home!

Situated in a highly sought-after Milking Bank/Dudley Border location, this beautifully presented family home offers spacious and versatile accommodation within easy reach of excellent transport links and well-regarded schools.

Benefitting from gas central heating and double glazing throughout, the property briefly comprises: welcoming entrance hall, snug/bedroom, modern fitted kitchen, and guest WC. To the first floor are a stylish lounge, family bathroom, and an additional bedroom. The second floor features the principal bedroom with en-suite and a further bedroom.

Externally, the property enjoys an enclosed rear garden and allocated parking to the front.

A superb opportunity for families seeking a modern, move-in ready home in a desirable residential area – early viewing is highly recommended!

Council Tax - C 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/](http://checker.ofcom.org.uk/en-gb/broadbandcoverage/)

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

### Entrance Hall

**Kitchen** - 4.37m max x 3.76m (14'4" max x 12'4") with pantry.

**Guest WC** - 1.75m x 1.02m (5'9" x 3'4")

**Snug/ Bedroom** - 2.49m x 2.44m max (8'2" x 8'0" max) (not square)

### First Floor Landing

**Lounge** - 3.78m x 3.18m max (12'5" x 10'5" max)

**Bedroom** - 3.78m x 2.08m (12'5" x 6'10") with built in storage.

**Bathroom** - 1.96m x 1.68m max (6'5" x 5'6" max)

### Second Floor Landing

**Bedroom** - 3.76m x 3.71m max (12'4" x 12'2" max) with built in storage.

**Ensuite** - 1.75m x 1.63m max (5'9" x 5'4" max)

**Bedroom** - 3.825m x 3.05m (12'5'6" x 10'0") with built in s

**Enclosed Rear Garden**

**Allocated Parking To Fore**





**Council Tax Band:** C

**Tenure:** Freehold

**Property Type:** Terraced House

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- POPULAR MILKING BANK/ DUDLEY NEIGHBOURHOOD
- FOUR BEDROOMS, PRINCIPLE BEDROOM WITH ENSUITE
- STYLISHLY PRESENTED THROUGHOUT
- MUST BE VIEWED TO BE APPRECIATED
- CLOSE PROXIMITY TO WELL REGARDED SCHOOLS & TRANSPORT LINKS
- ENCLOSED REAR GARDEN

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