



**18, Osberton Drive, Milking Bank,  
Dudley, DY1 2UG**

**Taylor's**

Offers in the Region of  
**£425,000**

**Bedrooms: 5 | Bathrooms: 1 | Receptions: 3**

A rare opportunity to acquire an impressive five-bedroom detached family home, situated on the extremely popular Milking Bank development and tucked away within a desirable cul-de-sac. The property offers convenient access to highly sought-after local schools, shops, parks and a range of other amenities. Well presented throughout, the home benefits from gas central heating (with a newly appointed boiler) and double glazing throughout.

The ground floor accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, a further large reception room with access to a guest WC, a conservatory overlooking the rear garden, a good sized kitchen and a separate dining room. To the first floor, the landing provides access to five well-proportioned bedrooms and a stylish recently refurbished family bathroom. There are also two boarded attics providing ample extra storage space.

The layout of this property allows for versatility of use, flows beautifully, and is perfect for a large family unit. The house also benefits from an alarm system and CCTV for that added piece of mind and security. Externally, the property enjoys a fully enclosed landscaped rear garden with a brick-built outbuilding (Wooden clad) and an array of children's play equipment to be included in the sale. To the front of the property is a generous driveway with space for two vehicles and a recently installed EV charger, making this an ideal modern family home in a highly desirable location. The front outlook is absolutely stunning with views onto the greens and beyond, providing beautiful scenery all year round and gorgeous sunsets in the evening. Surrounded by lovely walking areas and a nearby duck pond it is a lovely location. 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 - C 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### **Entrance Porch**

#### **Hall**

**Lounge** - 5.23m into bay x 3.91m max (17'2" into bay x 12'10" max)

**Kitchen** - 5.28m x 2.21m (17'4" x 7'3")

**Dining Room** - 5.08m x 2.24m (16'8" x 7'4") with built in storage.

**Play Room** - 4.83m x 3.23m (15'10" x 10'7")

**Guest WC** - 1.04m x 0.89m (3'5" x 2'11")

**Conservatory** - 3.15m x 2.46m (10'4" x 8'1")

**First Floor Landing** with airing cupboard.

**Bedroom** - 3.99m x 2.82m (13'1" x 9'3") with fitted wardrobes & built in storage.

**Bedroom** - 2.72m max x 1.96m (8'11" max x 6'5") with overstairs storage.

**Bedroom** - 2.97m x 2.84m (9'9" x 9'4") with storage cupboard.

**Bedroom** - 2.49m max x 2.26m (8'2" max x 7'5")

**Bathroom** - 1.91m x 1.91m (6'3" x 6'3")

**Bedroom** - 5.38m x 2.26m (17'8" x 7'5")

**Enclosed Rear Garden**

**Driveway To Fore**





**Council Tax Band:** D

**Tenure:** Freehold

**Property Type:** Detached House

**Taylor's**

- DETACHED FAMILY HOME
- POPULAR MILKING BANK DEVELOPMENT
- CLOSE PROXIMITY TO TRANSPORT LINKS & WELL REGARDED SCHOOLS
- THREE RECEPTION ROOMS
- CUL DE SAC POSITION
- FIVE BEDROOMS

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#### MISREPRESENTATION ACT 1967

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