



50 Cowley Drive, Dudley, DY1 2SS

BERRIMAN
EATON

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This is a detached family home which occupies a corner position with off road parking, garage and an enclosed rear garden. The internal accommodation briefly comprises entrance porch, hall, lounge, fitted kitchen, playroom and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Cowley Drive is a popular cul de sac on the Milking Bank Estate which has excellent access to Milking Bank Primary School. There are facilities and amenities close by and excellent transport links into Dudley town centre and Brierley Hill.

DESCRIPTION

This is a detached family home which occupies a corner position with off road parking, garage and an enclosed rear garden. The internal accommodation briefly comprises entrance porch, hall, lounge, fitted kitchen, playroom and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The PORCH has a UPVC double door with glazed leaded inserts, double glazed leaded windows to the side elevation, tiled floor, spotlights and UPVC door into the ENTRANCE HALL where the staircase rises to the first floor landing, radiator and door into the LOUNGE. This has a double glazed leaded bay window to the front elevation, radiator, open fire with surround and recessed alcoves either side with spotlights. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset one and a half bowl and drainer with mixer tap, integrated appliances including single oven, hob and extractor, fridge, dishwasher and plumbing for a washing machine. There is a double glazed window to the rear elevation, double glazed French doors onto the rear garden, spotlights and understairs pantry. The CLOAKROOM has a low level WC, vanity wash hand basin with mixer tap and heated ladder towel rail. There is a door into the GARAGE which has is used for storage can easily be converted back with an electronically operated roller shutter door and strip light. The PLAYROOM has double glazed French doors onto the rear garden, radiator and spotlights.

The staircase rises to the first floor landing which has a loft access. The BATHROOM comprises a white suite which comprises a bath with shower over and screen, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation and tiling to the walls. DOUBLE BEDROOM 1 has two double glazed leaded windows to the front elevation, radiator and fitted mirrored wardrobes with sliding doors and cupboard over the stairs recess with a wall mounted central heating boiler. DOUBLE BEDROOM 2 has double glazed windows to the rear and side elevation, storage cupboard with hanging rail and radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and radiator. BEDROOM 4 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a block paved DRIVEWAY suitable for parking several vehicles off road with a front lawn and planted borders. The REAR GARDEN has a paved patio area with wooden pergola, lawn and a fence to the boundary.

We are informed by the Vendors that mains electric, water and drainage are connected

COUNCIL TAX C – DUDLEY

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

The long term flood defences website shows very low risk

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

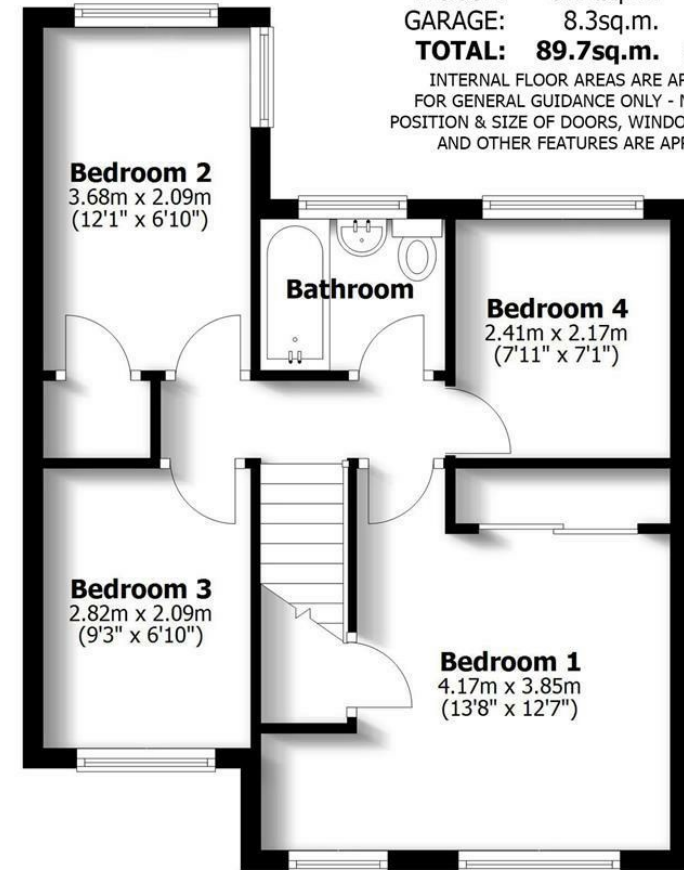
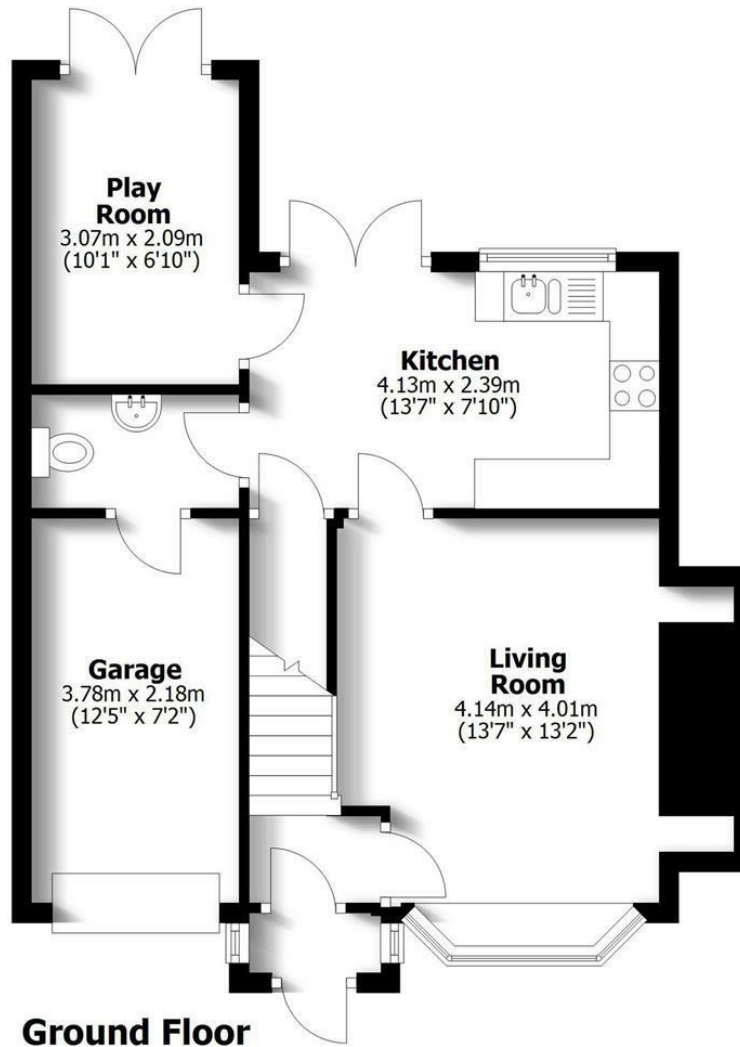
Offers In The Region Of
£357,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**50 Cowley Drive
Dudley**



HOUSE: 81.4sq.m. 876sq.ft.
 GARAGE: 8.3sq.m. 89sq.ft.
TOTAL: 89.7sq.m. 965sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

