



## Brelades Close

Milking Bank, Dudley, DY1 2UZ

Offers Over £220,000



Hunters are pleased to present this two-bedroom semi-detached house is available for sale and is situated in Milking Bank. The property features two double bedrooms, with the main bedroom including built-in wardrobes. There is a shower room and a modern kitchen with dining space. At the rear, there is a low maintenance garden.

Additional amenities include parking, a single garage, and a conservatory.

Milking Bank is a popular residential area, well-regarded for its accessibility to local amenities. Residents have convenient access to greenspaces within a short distance for outdoor leisure. The area also benefits from a range of schools, such as Milking Bank Primary School and other local schools suitable for families.

For shopping and everyday needs, Dudley town centre is approximately a 10-minute drive away, offering a selection of shops, cafés, and supermarkets. The nearby Sedgley High Street provides further retail and dining options.



## Lounge 12' 9" x 10' 11" (3.89m x 3.33m)

This inviting lounge features a comfortable layout with a large bay window that fills the room with natural light. The walls are painted in a soft neutral tone, and the room is complemented by warm wood-effect flooring, creating a cosy and welcoming atmosphere.

## Kitchen 13' 2" x 7' 10" (4.01m x 2.39m)

The kitchen boasts a practical, U-shaped layout with a generous amount of counter space and storage cabinets. Tiled floors and walls ensure easy maintenance, while large windows allow for plenty of natural light. A door provides access to the adjoining conservatory, seamlessly connecting the interior with outdoor space.

## Conservatory 12' 6" x 9' 3" (3.81m x 2.82m)

The conservatory creates a bright and airy extension with large windows and French doors that open out onto the garden. Light wood flooring adds warmth, making it an ideal spot for dining or relaxing while enjoying views of the outside space.

## Bedroom 1 13' 2" x 11' 4" (4.01m x 3.45m)

Bedroom 1 is generously sized with a large window that fills the room with natural light. It features a soft, neutral carpet underfoot and offers ample space for a double bed and additional furniture such as a desk or dressing table, creating a comfortable and restful environment.

## Bedroom 2 9' 3" x 6' 11" (2.82m x 2.11m)

Bedroom 2 is a cosy room with a window overlooking the exterior. The space is well-suited for a single bed or use as a study. It includes fitted wardrobes with louvered doors, adding useful storage without compromising on space.

## Bathroom 5' 11" x 5' 5" (1.80m x 1.65m)

The bathroom has a modern feel with light grey tiling on the walls and floor. It includes a shower cubicle with glass doors, a sleek vanity unit with storage underneath, and a toilet. A frosted window allows natural light while maintaining privacy.

## Rear Garden

The rear garden offers a well-sized paved patio area surrounded by a fence for privacy. There is a neat lawn bordered by mature trees, providing a tranquil outdoor space for relaxing or entertaining.

## Front Exterior

The exterior of the property is a traditional brick-built, semi-detached home with a driveway providing off-road parking and access to the garage. A bay window adds character to the front elevation, while the garage door and front door are neatly positioned to the right side of the property.

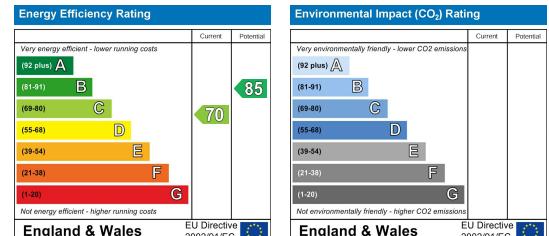
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.