



Sudeley Gardens, Milking Bank
Dudley, DY1 2JQ

Offers in Excess of £240,000



An extremely well presented, tastefully decorated and stylish detached home occupying a delightful position in a popular residential area. This immaculate family home with three bedrooms has been improved in recent years and simply must be seen to be appreciated.

This stunning property benefits from numerous noteworthy features including: dining kitchen, living room with French doors out to the private rear garden, a useful downstairs WC, a stylish first floor bathroom and there is off road parking to the side. The property is centrally heated and double glazed.

Please note: An exchange of contracts will be required in 4 to 6 weeks from issue of contracts.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

Reception Hall Having composite front door, storage cupboard, laminate flooring and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin built into vanity unit, central heating radiator and double glazed window.

Living Room 12' 9" x 12' 5" (3.88m x 3.78m) Having coal effect electric fire with marble type surround, hearth and fireplace, storage cupboard, timber flooring, central heating radiator and double glazed french doors leading out.

Dining Kitchen 15' 9" x 9' 8" (4.80m x 2.94m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, extractor fan, central heating radiator and two double glazed windows.

Landing Having airing cupboard.

Bedroom One 15' 0" x 9' 5" (4.57m x 2.87m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Two 13' 1" x 9' 7" (3.98m x 2.92m) Having central heating radiator and double glazed window.

Bedroom Three 10' 2" x 7' 7" (3.10m x 2.31m) Having laminate flooring, central heating radiator and double glazed window.

Bathroom 8' 5" x 6' 8" (2.56m x 2.03m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, extractor fan, flush ceiling spot lights, storage cupboard, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, gravel patio area, neat lawn area, fruit trees, numerous flowers and flowering shrubs. Outbuilding, garden shed and gated side access.





TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

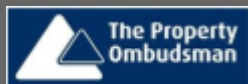




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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: