

# SKITTS

ESTATE AGENTS



**Tintagel Drive, Milking Bank**  
Dudley, DY1 2TT

**£346,000**

01902 686868

**We Value Your Home**

A well maintained detached property occupying a delightful and quiet cul-de-sac position in an extremely popular residential area local to a range of amenities.



This spacious family home with four bedrooms offers excellent accommodation and must be seen to be appreciated. The property benefits from two reception rooms, kitchen fitted with numerous integrated appliances plus useful utility area, a downstairs cloaks, a stylish first floor bathroom plus ensuite shower room to bedroom one and garage to the side.

Further noteworthy features include: central heating, double glazing, off road parking and a neat and private garden to the rear.

Council Tax Band D. 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 double glazed front door, laminate flooring and central heating radiator.

**Living Room** 16' 4" x 13' 2" (4.97m x 4.01m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed window.

**Dining Room** 10' 2" x 8' 8" (3.10m x 2.64m) Having central heating radiator and double glazed french doors to the rear garden.

**Kitchen** 10' 0" x 9' 9" (3.05m x 2.97m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring induction hob and cooker hood. Integrated refrigerator, freezer and dishwasher, range of fitted wall cupboards, pantry, wine rack, ceramic wall and floor tiles. Central heating radiator and double glazed window.

**Utility** Having fitted work top, plumbing for washing machine, cupboard housing combination boiler, central heating radiator, double glazed window, double glazed door to rear garden and WC off.

**Downstairs WC** Having low flush WC, wash hand basin, central heating radiator and double glazed window.

**Landing** Having airing cupboard and loft hatch for access.

**Bedroom One** 13' 1" x 9' 8" (3.98m x 2.94m) Having built in wardrobes, central heating radiator and two double glazed windows.

**En-suite** Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Bedroom Two** 9' 3" x 9' 2" (2.82m x 2.79m) Having built in wardrobes, central heating radiator and double glazed window.



**Bedroom Three** 9' 5" x 7' 8" (2.87m x 2.34m) Having laminate flooring, central heating radiator and double glazed window.

**Bedroom Four** 8' 3" x 7' 1" (2.51m x 2.16m) Having built in wardrobes, central heating radiator and double glazed window.

**Bathroom** 6' 5" x 6' 2" (1.95m x 1.88m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail, laminate flooring and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, outside lighting, electrics for two water features and gated side access.

**Garage** 16' 8" x 8' 1" (5.08m x 2.46m) Having 'Up & Over' door, light and power points.

**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: D**  
**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.

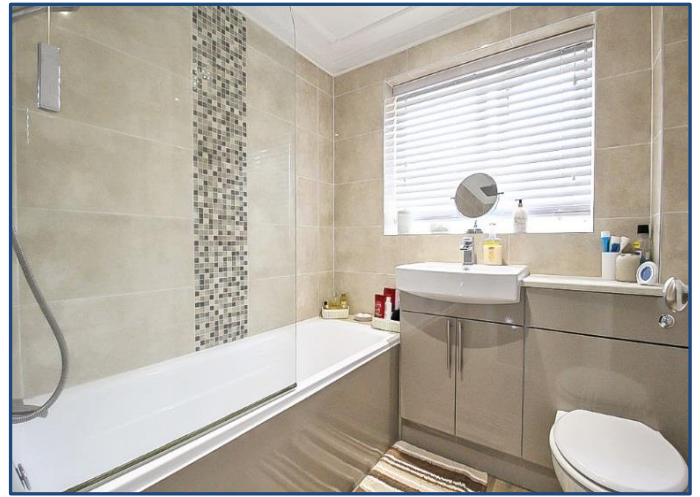
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.





15 Dudley Street  
Sedgley  
DY3 1SA

01902 686868

sedgley@skitts.net

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metamax 12017