



12 Dudmaston Way, Milking Bank, Dudley, DY1 2GQ

BERRIMAN
EATON

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12 Dudmaston Way is a detached family home occupying a prime position within the cul de sac and offering off road parking, partially converted garage and an enclosed rear garden. The property benefits from underfloor heating throughout the downstairs plus central heating and double glazing.

WOMBOURNE OFFICE
EPC: E

LOCATION

Dudmaston Way is located on a modern development within the Milking Bank area of Dudley close to major transport links into Dudley, Birmingham and Wolverhampton. There are excellent facilities close by and the local schools are worthy of note. For walking enthusiasts Himley Hall and Cotwall End Nature Reserve are close by. At the end of Dudmaston Way there is a pedestrian access to Deepdale Lane and Charlecote Drive, giving convenient access to Roberts Primary School and the neighbouring shops and facilities of Gornal High Street.

DESCRIPTION

12 Dudmaston Way is a detached family home occupying a prime position within the cul de sac and offering off road parking, partially converted garage and an enclosed rear garden. The property briefly comprises a spacious dining hall, downstairs cloakroom/wc, utility room, living room, breakfast kitchen with adjacent conservatory to the ground floor. To the first floor there are four generous bedrooms, en-suite to the principal bedroom and a family Bathroom. There has been a recent addition of an external home office/multi-purpose room situated in the rear garden which is insulated and with both internal and external lighting and sockets. The property benefits from underfloor heating throughout the downstairs plus central heating and double glazing.

ACCOMMODATION

The DINING HALL is accessed through a composite door with decorative opaque inserts. There is a radiator, coved ceiling, tiled floor, under floor heating, understairs storage cupboard, a double glazed walk-in bay window to the front elevation and the staircase rising to the first floor landing with wooden balustrades. The downstairs CLOAKROOM has a vanity wash hand basin, low level W.C., radiator, part tiled walls, tiled floor and a double glazed opaque window to the front elevation. The LIVING ROOM has a walk-in bay window with double glazed French doors to the rear garden, radiator, coved ceiling, tiled floor and under floor heating. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with stainless steel mixer tap, tiled splashbacks space for a range style oven with extractor hood over, space for an American style fridge freezer, integrated dishwasher and tiled floor with underfloor heating. The CONSERVATORY is of double glazed and brick construction with insulated roof, circular radiator and a double glazed door leading to the rear garden. The rear of the garage has been converted into a UTILITY with wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap and space and plumbing for washing machine and tumble dryer beneath, fitted shelving, brand new wall mounted central heating boiler, tiled floor and a door into the remaining part of the GARAGE which has an elevating door and is a useful space for storage.

The staircase rises to the first floor LANDING with loft access via pull down ladder and an Airing Cupboard housing the hot water cylinder and has fitted shelving. The BATHROOM is fitted with a cream suite and comprises bath with shower over and glazed side screen, pedestal wash hand basin and low level W.C. Tiled walls and floor, radiator, spotlights and a double glazed opaque window to the side elevation. The PRINCIPAL BEDROOM has fitted wardrobes with sliding mirrored doors, a radiator and three double glazed windows to the front elevation providing views to the Malvern Hills. The EN-SUITE has a walk-in shower cubicle, vanity wash hand basin incorporating the low level W.C. There is a radiator, tiled walls, spotlights, fitted shelving and a double glazed opaque window to the front elevation. BEDROOM TWO has double wardrobes, a radiator and double glazed window to the rear elevation. BEDROOM THREE has a fitted wardrobe, radiator and double glazed window to the rear elevation. BEDROOM FOUR is currently being used as an office and has a fitted wardrobe, radiator and a double glazed window to the rear elevation.

OUTSIDE

The property occupies a delightful position at the head of the cul-de-sac and has a tarmacadam driveway providing off road parking for several vehicles. It has a lawned foregarden. There is gated side access to the private rear garden which has a paved patio area and decorative gravelled area. There are steps leading up to the lawn with raised planted borders either side, additional paved seating area, a wildlife pond which is home to native fish and British native plants and sleeper borders to the rear of the garden. There is a brick built barbecue area and a free standing Summerhouse/Office with double glazed windows and double glazed sliding patio doors and spotlights. The property is enclosed by fencing to the boundary and backs onto the Black Country Urban Forest.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND D – Dudley MBC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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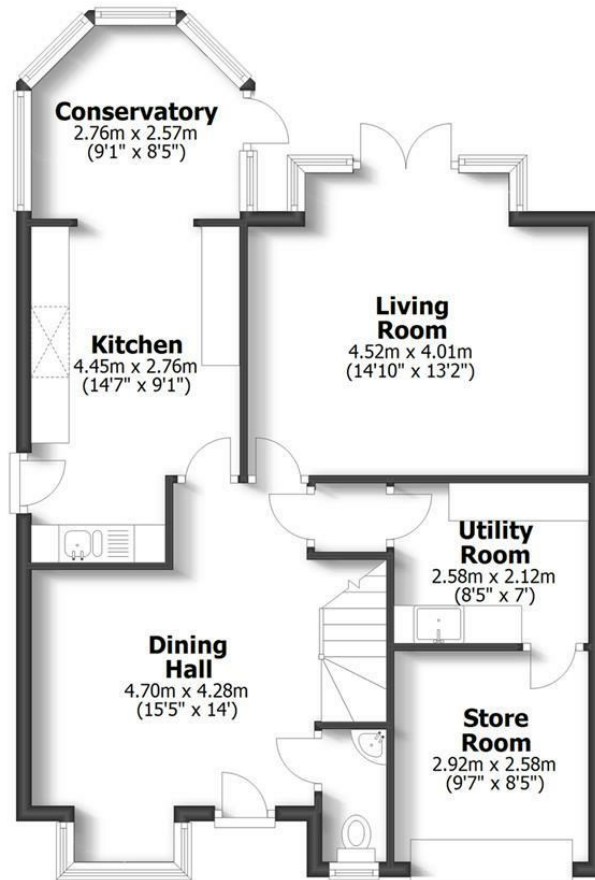
Offers Over
£360,000

EPC: E

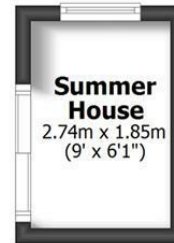
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



12 DUDMASTON WAY
MILKING BANK, DUDLEY



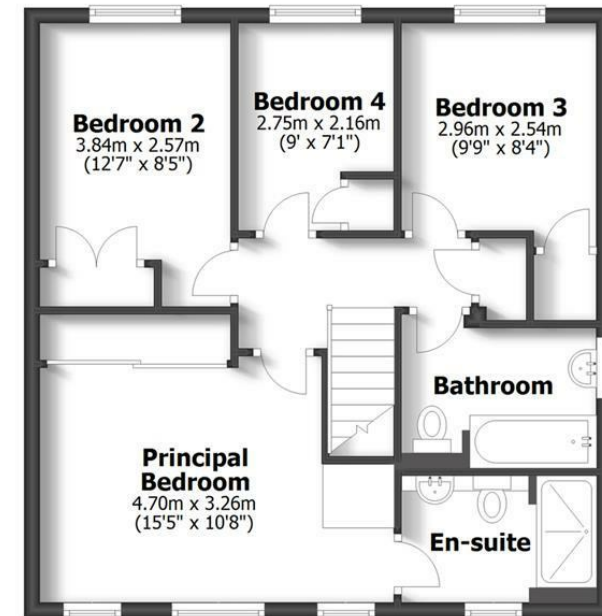
Ground Floor



Summer House
 2.74m x 1.85m
 (9' x 6'1")

HOUSE: 118.1sq.m. 1271sq.ft.
 STORE ROOM: 7.5sq.m. 81sq.ft.
 SUMMER HOUSE: 5.1sq.m. 55sq.ft.
TOTAL: 130.7sq.m. 1407sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



First Floor

