



## 34 MANDERSTON CLOSE

GORNAL, DY1 2TZ

OFFERS IN THE REGION OF £350,000  
FREEHOLD

Superb modern four bedroom terrace home situated in a sought-after residential location convenient for a range of amenities including well regarded schools, shops and access to public transport. The property has been much improved by the current owner and boasts exceptionally well presented accommodation throughout featuring entrance hall, re-fitted breakfast kitchen, utility, dining room, ground floor w.c, living room, four bedrooms with ensembles to master bedroom & bedroom 2, family bathroom, garage and a low maintenance enclosed garden to the rear. A driveway to the front provides off road parking.

34 Manderston Close sits in a quiet cul-de-sac on the popular Milking Bank estate and is an outstanding example of modern and stylish living finished to a high specification ideal for growing families and professionals alike.



# 34 MANDERSTON CLOSE

- Sought After Cul-De-Sac Location On Popular Milking Bank
- Stylish & Modern Four Bedroom Home
- Outstanding 'Show Home' Standard Throughout
- Convenient For A Range of Amenities
- Breakfast Kitchen Re-Fitted To An Extremely High Specification
- Ground Floor Cloak Room and W.C
- Separate Living & Dining Rooms
- Off Road Parking For Multiple Vehicles



## APPROACH

The property is approached via a tarmac driveway providing off road parking for several vehicles.

## ENTRANCE HALL

Radiator, under stairs cupboard, staircase to the first floor landing and doors to the dining room, re-fitted breakfast kitchen and ground floor w.c.

## DINING ROOM

12'4" x 8'6"

Double glazed window to the front and radiator. The ground floor dining room is a versatile and adaptable space ideal for formal dining, a home office or playroom.

## RE-FITTED BREAKFAST KITCHEN

13'1", 242'9" x 9'4"

A particular feature of the property is the re-fitted breakfast kitchen which has been thoughtfully improved by the current owner to an extremely high specification. There is a double glazed window to the rear, vertical radiator, ceiling down lighters, part tiled walls and a wide range of soft close fitted wall, drawer and base units with Oak work surfaces over incorporating a Belfast style sink with mixer tap. There are a number of integrated appliances including a 5 ring gas hob, electric fan oven, Neff microwave and dishwasher whilst the kitchen also benefits from a number of bespoke storage units offering a unique storage solution for household items. An opening provides access to the utility room and a part glazed door provides access to the rear.

## UTILITY ROOM

6'4" x 5'4"

Ceiling down lighters, fitted storage shelves, plumbing for a washing machine, space for a dryer and integrated fridge and freezer.

## GROUND FLOOR W.C

Tiled floor, radiator, low level w.c and pedestal wash hand basin with splash back tiling.

## FIRST FLOOR LANDING

Radiator, staircase to the second floor and doors to the living room, family bathroom, bedroom three and bedroom four.

## LIVING ROOM

15'7" x 12'4"

The living room features two double glazed sash windows to the front elevation, a radiator and a feature fireplace.

## BEDROOM THREE

8'7" x 9'4"

Double glazed window to the rear and radiator.

## BEDROOM FOUR

9'3" x 6'9"

Double glazed window to the rear and radiator.

## FAMILY BATHROOM

Tiled floor, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

## SECOND FLOOR LANDING

Loft access hatch, large storage cupboard and doors to the master bedroom and bedroom two.

## MASTER BEDROOM

15'7" x 12'3"

Two double glazed windows to the front, radiator, dressing area and door to the ensuite shower room.

## ENSUITE SHOWER ROOM (Master)

Tiled floor, towel rail and suite comprising close coupled w.c,

pedestal wash hand basin with splash back tiling and shower enclosure.

### **BEDROOM TWO**

15'8" x 9'8"

Two double glazed windows to the rear, radiator and door to the ensuite shower room.

### **ENSUITE SHOWER ROOM**

Tiled floor, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin with splash back tiling and shower enclosure.

### **GARAGE**

18'0" x 8'2"

Leasehold with a lease term in excess of 900+ years - Subject to an annual ground rent of £20.00. Doors to the front, part glazed door to the rear, power points and lighting.

### **REAR GARDEN**

To the rear of the property is a low maintenance enclosed garden with paved patio and gravel seating areas.

### **PROPERTY INFORMATION**

Title - The property is understood to be freehold. There is an annual site service charge of approximately £280.00. The garage is leasehold with a lease in excess of 900 years and is subject to an annual ground rent of £20.00.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Dudley Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data 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>

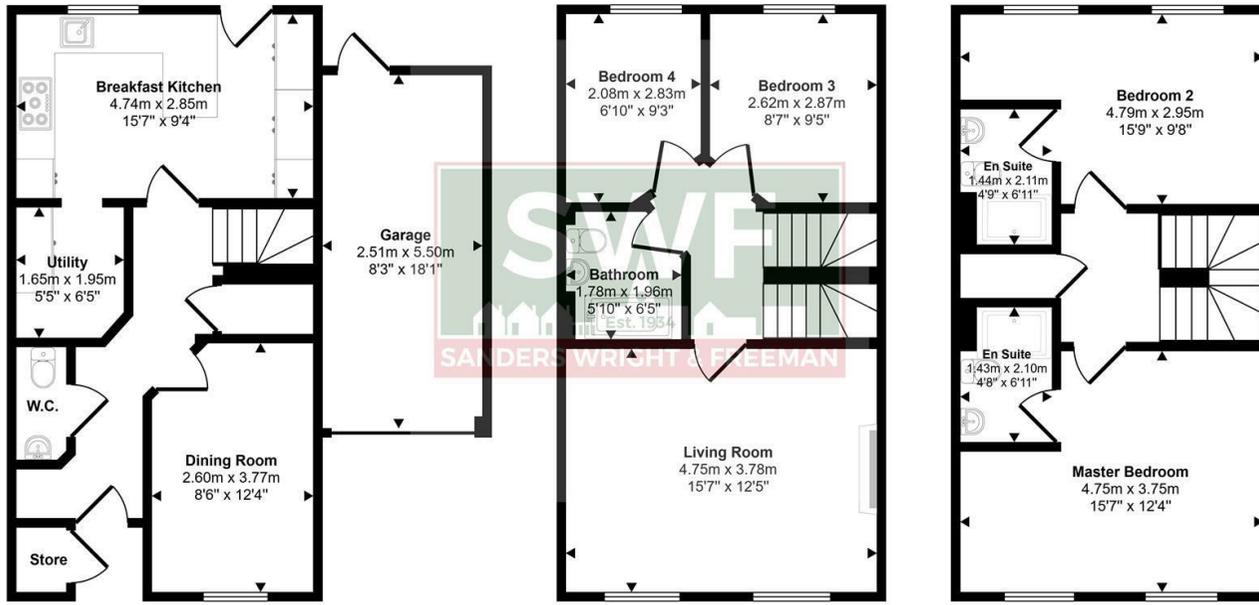
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

## **34 MANDERSTON CLOSE**



Approx Gross Internal Area  
141 sq m / 1516 sq ft



Ground Floor  
Approx 55 sq m / 597 sq ft

First Floor  
Approx 43 sq m / 460 sq ft

Second Floor  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements