



## Cowley Drive

Milking Bank, Dudley, DY1 2SS

Offers Over £400,000



Hunters are pleased to present this immaculate four-bedroom detached house is offered for sale in the popular Milking Bank area of Dudley, well placed for families seeking nearby schools, local amenities and public transport links.

The ground floor features an open-plan kitchen with additional dining space and direct access to the rear garden, creating a practical hub for everyday living and family mealtimes. The former garage has been converted to a useful study/games room, providing flexible extra space for home working or leisure. A downstairs shower room adds further convenience.

Upstairs, the property offers three double bedrooms and a comfortable single bedroom. The master bedroom benefits from built-in wardrobes, maximising storage. An upstairs family bathroom serves the first floor.

Externally, the property includes off road parking, enhancing its suitability for family life and commuting.



### Living Room 14' 1" x 10' 0" (4.29m x 3.05m)

The living room is a welcoming space featuring a bay window that allows natural light to gently fill the room. It is comfortably furnished with sofas and has wood-effect flooring that adds warmth and character. The neutral tones create a calm atmosphere, making it an ideal spot for relaxation or socialising.

### Kitchen 22' 1" x 9' 10" (6.73m x 3.00m)

The kitchen is a modern, well-equipped space featuring stylish grey cabinetry and light wood worktops that provide ample storage and preparation areas. Integrated appliances include a large cooker and dishwasher. The flooring is laid in a herringbone pattern, complementing the clean, contemporary design. A central island with seating creates a casual dining or breakfast area, while the room enjoys plenty of natural light and flows through to the dining room and garden.

### Dining Room 10' 5" x 8' 8" (3.18m x 2.64m)

The dining room offers a bright and airy setting with French doors that open to the garden, making it easy to bring the outdoors in. Skylights enhance the natural light, and the wooden flooring runs through from the kitchen, creating a harmonious flow for entertaining or family meals.

### Study 14' 3" x 6' 10" (4.34m x 2.08m)

The study is a cosy and practical room, carpeted for comfort, with neutral decor and space for a desk and seating. It offers a peaceful environment for working or reading away from the main living areas.

### Landing

The landing is bright and spacious, with a wooden bannister and glass paneling combining traditional and contemporary styles. It provides access to the bedrooms and the upstairs bathroom, with light-coloured carpeting underfoot enhancing the airy feel.

### Bedroom 1 14' 10" x 8' 7" (4.52m x 2.62m)

Bedroom 1 is a comfortable double room featuring fitted wardrobes for ample storage. The soft neutral carpet and wallpapered feature wall behind the bed add a subtle touch of style and warmth, with natural light flooding in from the front-facing window.

### Bedroom 2 16' 0" x 6' 7" (4.88m x 2.01m)

Bedroom 2 is a long and narrow room with two windows allowing plenty of daylight. Its simplicity provides a versatile space that could serve as a bedroom or home office.

### Bedroom 3 17' 4" x 6' 11" (5.28m x 2.11m)

Bedroom 3 is another elongated bedroom with two windows that bring in natural light. The room is carpeted and offers a straightforward blank canvas for furnishing and personalisation.

### Bedroom 4 9' 9" x 6' 9" (2.97m x 2.06m)

Bedroom 4 is a smaller room suitable as a single bedroom or nursery, with a window facing the side of the property. It is carpeted and painted in neutral tones to suit various decor styles.

### Bathroom (First Floor) 8' 5" x 5' 4" (2.57m x 1.63m)

The upstairs bathroom is a compact but well-appointed room featuring a walk-in shower with glass screen, basin with storage beneath, and neutral tiling. A skylight above allows plenty of daylight, creating a bright and airy atmosphere.

### Bathroom (Ground Floor) 8' 8" x 5' 1" (2.64m x 1.55m)

The main bathroom on the ground floor is a stylish space with a freestanding bath and a patterned tiled floor. A window provides natural light, and the neutral wall tiles behind the bath add a contemporary touch.

### Rear Garden

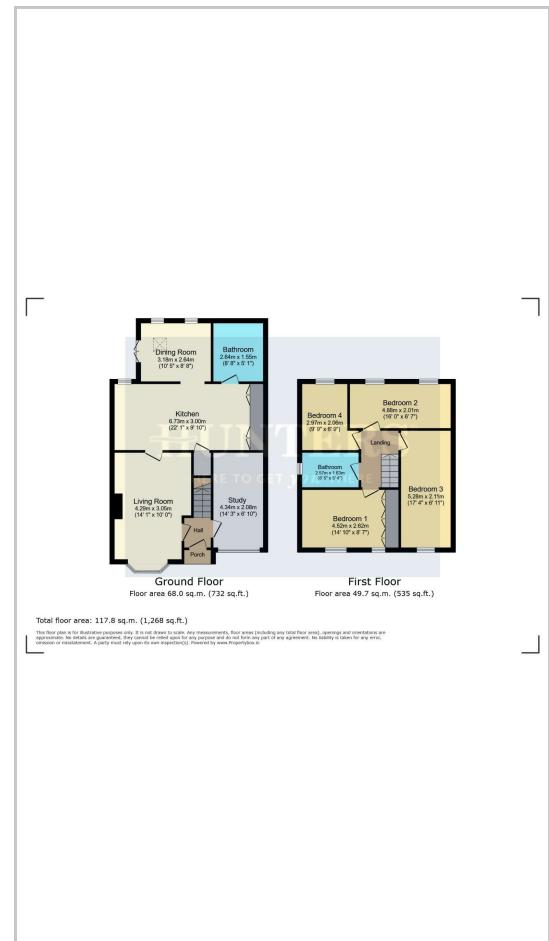
The rear garden is a low-maintenance outdoor space featuring a large artificial lawn bordered by paved pathways. A wooden pergola shelters a seating area, perfect for relaxing or entertaining outside. Raised decking to one side offers extra space for plants or garden furniture, all enclosed by timber fencing for privacy and security.

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

