

# HUNTERS®

HERE TO GET *you* THERE

**35 Austin Close, Milking Bank, Dudley, West Midlands, DY1 2ST**  
**Offers In The Region Of £230,000**

Property Images



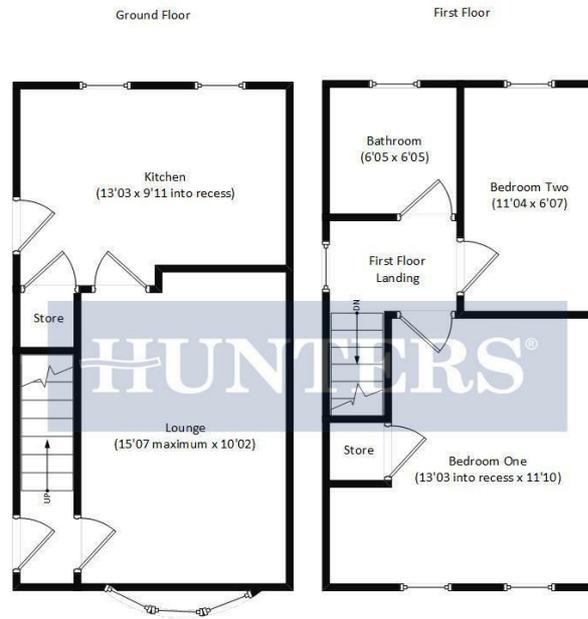
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## Property Images



## Floorplan



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">➔</span> 89                 </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Hunters are pleased to present this ideal starter home, located on the well sought after Milking Bank estate in Dudley. Beautifully presented throughout and thoughtfully renovated by the current owners to offer modern living, this home promises to be the perfect choice for first time buyers.

Briefly comprising of a side entrance door, the lounge is situated to the fore of the property with a stylish fitted kitchen diner to the rear. Upstairs are two bedrooms and house bathroom benefitting from basin & w/c vanity unit, bathtub and shower head above.

Useful off road parking for at least two vehicles is to the front with EV charging point meanwhile the rear garden has been well landscaped to feature various seating areas and a fish pond.

Viewing is highly recommended to appreciate this fantastic home. To arrange a viewing please call the office.

## Features

- SEMI DETACHED HOME • TWO BEDROOMS • STYLISH KITCHEN DINER • PERFECT FOR FIRST TIME BUYERS • MILKING BANK LOCATION • BEAUTIFULLY PRESENTED THROUGHOUT • OFF ROAD PARKING WITH EV CHARGING POINT • LANDSCAPED REAR GARDEN