



30 SHIPTON CLOSE

DUDLEY, DY1 2GE

£389,950
FREEHOLD

Immaculately presented four bedroom detached home situated in a sought after cul-de-sac on the fringes of the popular Milking Bank estate close to a range of local amenities including shops, well regarded schools and access to public transport. The property is extremely well appointed throughout having been thoughtfully improved by the current owners with accommodation featuring entrance hall, re-fitted dining kitchen, living room, conservatory, four double bedrooms with en-suite to master, family bathroom, enclosed rear garden and a block paved driveway to the front providing off road parking.



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- Extremely Well Presented Throughout • Sought After Cul-De-Sac • Southerly Facing Rear Garden • Thoughtfully Improved By Current Owners • Spacious Dining Kitchen • Master Bedroom With En-Suite Shower Room • Four Double Bedrooms • Alarm System With Security Lights To Front, Side & Rear



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APPROACH

The property is approached via a driveway providing off road parking for several vehicles with side passages to either side providing access to the rear.

ENTRANCE HALL

Radiator, staircase to the first floor landing, useful bespoke under stairs storage units and doors to the guest cloakroom, dining kitchen and living room.

LIVING ROOM

Vertical radiator, media wall with electric fireplace and double glazed sliding patio doors to the conservatory.

DINING KITCHEN

A particular feature of the property is the spacious

dining kitchen which has been finished to an extremely high specification featuring double glazed bay window to the front, ceiling down lighters, three radiators, double glazed window to the rear and a range of fitted wall, drawer and base units with quartz work surfaces over incorporating a 1¼ sink and drainer unit with mixer tap. There is space for various household appliances including American style fridge freezer, cooking rangemaster, dryer, plumbing for a washing machine and further integrated appliances including a wine cooler and Lamona dishwasher. A part glazed door provides access to the side.

CONSERVATORY

Double glazed to the side and rear, tiled floor, power points and lighting. Double doors open out to the rear garden.

GUEST CLOAKROOM

Part tiled walls, towel rail, wash hand basin and low level w.c.

FIRST FLOOR LANDING

Loft access hatch with drop down ladders, built in airing cupboard and doors radiating to:

MASTER BEDROOM

Double glazed bay window to the front, radiator, built in wardrobes with sliding mirror doors and door to the en-suite shower room.

ENSUITE SHOWER ROOM

Double glazed obscure window to the front, radiator, tiled floor, part tiled walls, electric mirror and suite comprising wash hand basin with vanity units beneath, close coupled w.c and corner shower enclosure.

BEDROOM TWO

Double glazed window to the front, radiator and built in wardrobe with sliding mirror doors.

BEDROOM THREE

Double glazed window to the rear, radiator and built in wardrobe with sliding mirror doors.

BEDROOM FOUR

Double glazed window to the rear and radiator.

FAMILY BATHROOM

Double glazed obscure window to the rear, towel rail, part tiled walls and suite comprising wash hand basin with vanity unit and paneled bath with shower above.

GARAGE

Up and over door to the front, power points, lighting and part glazed door to the side.

REAR GARDEN

To the rear of the property is a Southerly facing and landscaped rear garden with porcelain slabs leading to a decked seating area with gravel borders

featuring a number of mature shrubs. There is a useful brick built barbecue and both hot and cold water taps. Gated passageways to both sides of the property provide access to the front.

OTHER INFORMATION

The property is fitted with leased solar panels.

TENURE Freehold

The property is freehold.

COUNCIL TAX

Dudley Council - Tax Band D

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

BROADBAND

Ofcom checker shows Standard, Superfast & Ultrafast are available

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

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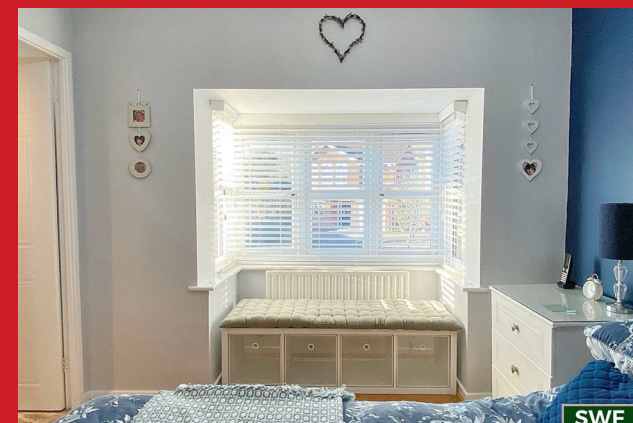
ADDITIONAL INFORMATION

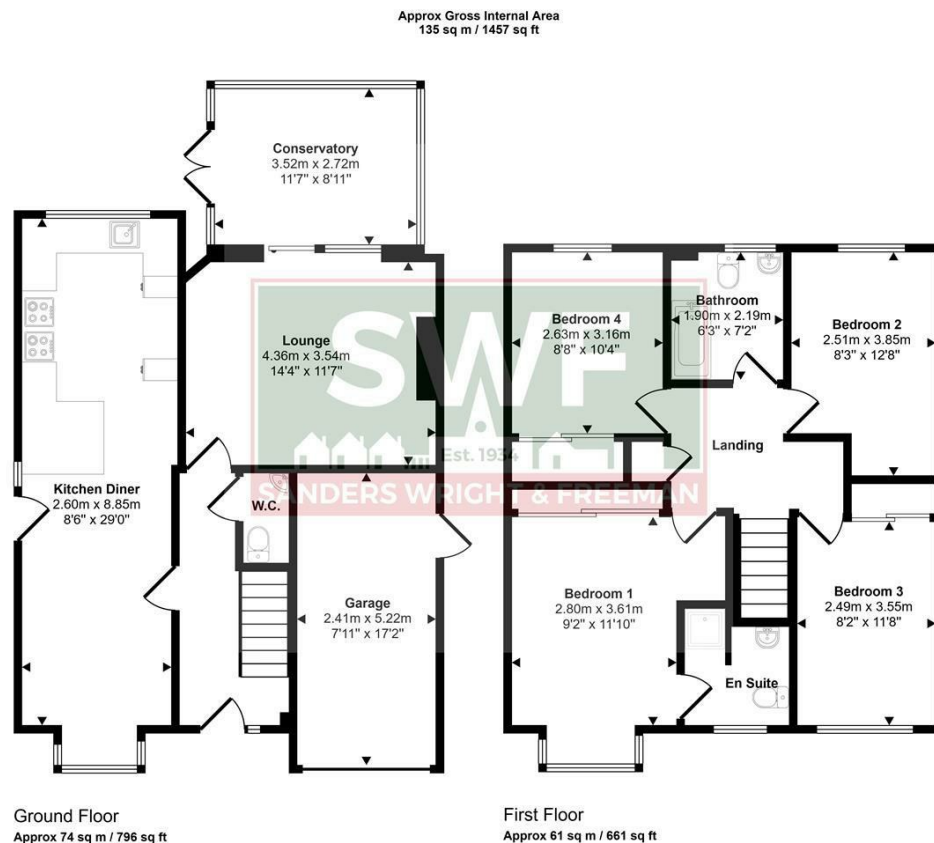
Local Authority – Dudley

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold





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		
(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