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Kipling Road

Dudley, DY3 3DY

Offers In The Region Of £400,000



Occupying a sought-after position within one of Sedgley's most desirable residential areas, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking comfortable single-storey living in a prime location.

Upon entering, a welcoming central hallway provides access to all principal rooms, creating a practical and well-balanced layout throughout. The property boasts a generous lounge, offering a wonderful space to relax and entertain, with double doors leading through to the conservatory, which provides an additional reception area and beautiful views over the garden.

The kitchen is well-appointed and enjoys the benefit of an adjoining utility room, offering excellent additional storage and practicality for day-to-day living. A sizeable garage further enhances the property's appeal.

One of the standout features of this home is the three large bedrooms, all of which are generously proportioned and provide flexibility for family living, guests, or those requiring a home office or hobby room. The accommodation is completed by a well-appointed family bathroom.



The lounge is a welcoming and spacious room filled with natural light from the large windows and French doors that open onto the conservatory. The neutral décor, combined with a fitted carpet and a traditional fireplace surround, creates a cosy yet airy atmosphere perfect for relaxing or entertaining.

The conservatory provides a bright and tranquil space overlooking the garden, with floor-to-ceiling windows and vertical blinds that allow for privacy and control over natural light. It offers a charming spot for enjoying a morning coffee or simply relaxing with views of the lawn and mature planting outside.

The kitchen is well-appointed with wood-effect worktops, complemented by tiled splashbacks and integrated appliances including an oven and hob with extractor hood. Natural light filters in through the windows, and a wooden door leads conveniently to the utility room for added practicality.

The utility room offers a bright, functional space fitted with modern appliances including a washing machine and dryer. It features a long countertop for folding laundry and a glazed door opening directly onto the rear garden, making this a practical area for household chores.

Bedroom 1 is a comfortable double room with a large window that fills the space with light. It benefits from a fitted wardrobe providing ample storage and is presented with a calm colour scheme that enhances the restful atmosphere.

Bedroom 2 is a well-proportioned room featuring a window that allows for plenty of natural daylight. It includes fitted storage and has a subtle, neutral décor that offers a flexible space for sleeping or working from home.

Bedroom 3 is a cosy room with a window overlooking the outside, finished with fitted wardrobes to maximise storage. It is a versatile space suitable as a guest room, office, or for younger family members.

The bathroom is a modern and clean space featuring a bath with an overhead shower, a separate curved glass shower enclosure, and a WC. Light tiles with decorative borders keep the room bright, while a large window allows for ventilation and natural light.

The hallway provides a welcoming entrance with hardwood flooring and neutral décor. It connects the main living areas and bedrooms seamlessly, creating a flowing layout throughout the home.

The rear garden is beautifully maintained with a paved patio area that leads onto a well-kept lawn surrounded by mature shrubs and decorative plants. Steps from the patio lead up to a raised seating area bordered by low retaining walls, creating a lovely space for outdoor dining or relaxing in privacy.

The front exterior showcases a neatly paved driveway leading up to the single garage, flanked by a low brick wall and small planting beds. The brick-built home features a classic tiled roof and a welcoming entrance with a modern door and side windows.

The garage is a practical single space. It has a garage door to the front and provides ample space storage needs, with a boiler located adjacent to it for convenience.

Floor Plan

Total floor area: 117.5 sq.m. (1,264 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including gross total floor area), openings and enclosures are approximate. The details and proportions may change for other units for any apartment and do not form any part of any agreement. The liability is solely for any error, omission or misstatement. A party must rely upon its own inspection, measured by own tape measure.

Energy Efficiency Rating

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		
Current Score: 67		Potential Score: 81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 81		Potential Score: 92

England & Wales EU Directive 2006/12/EC

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