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8 Oakhill Drive  
Brierley Hill



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## 8 Oakhill Drive, Brierley Hill, DY5 3PP

This 3 Bedroom Detached Family Home is well placed leading off Brayford Avenue from Brompton Drive and is located close to Peters Hill School with nearby Merry Hill shopping centre providing an excellent range of amenities, together with Stourbridge & Brierley Hill Town centres.

The property benefits from off road Driveway parking and single Garage, together with Rear Garden and is well worth inspection to fully appreciate.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Lobby/Utility, Ground Floor Shower Room, Landing, 3 Bedrooms and Bathroom.

OVERALL, A MODERN FAMILY HOME IN A POPULAR LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with part double glazed UPVC door, stairs to 1st Floor and laminate floor.

A door gives access to the Lounge having a mantel fireplace with hearth and inset fire, laminate floor and UPVC double glazed bow window to front.

There is a Dining Room, to the rear, having a laminate floor, UPVC double glazed window and door to Kitchen.

The Kitchen has a range of cream shaker style wall/base cupboards, worktops, sink and mixer tap, **Stoves range cooker not included in sale but may be available to purchase separately by negotiation**, cooker hood, UPVC double glazed rear window, tiled floor and Store (below stairs).

A door gives access to the Lobby/Utility having a tiled floor, worktop with appliance space below and plumbing facility, UPVC double glazed rear window, part double glazed UPVC rear door to Garden, Worcester gas central heating boiler, door to Garage and door to Shower Room.

The Shower Room has a soft cream coloured suite with corner shower cubicle, WC, basin, tiled walls, obscure UPVC double glazed side window and tiled floor.

The Garage has side opening entrance doors.

On the 1st Floor, there is a Landing having obscure UPVC double glazed side window, loft access, Airing Cupboard (with tank) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a generous size having 2 UPVC double glazed front windows and built-in double wardrobe with sliding mirror doors.

Bedroom 2 & 3 are located to the rear each with UPVC double glazed window.

There is a Bathroom having a white suite, including bath, WC, basin, part tiled walls and obscure UPVC double glazed side window.

The Rear Garden has a blocked paved patio, side path with gate to front, low stone wall with 2 steps to lawn, borders and left corner paved patio.

At the front, there is a lawn and block paved Driveway providing off-road parking.







# FLOOR PLANS

Tenure: To be sold Freehold. The Vendors have confirmed that they are in the process of purchasing the Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C

Reception Hall

Lounge: 14' x 12'7" (4.27m x 3.85m)

Dining Room: 10'9" x 8'3" (3.29m x 2.53m)

Kitchen: 10'9" x 7'6" (3.29m x 2.28m)

Lobby/Utility: 13'4" x 3'4 widens to 7'11" (4.07m x 1.03m & 2.42m max)

Ground Floor Shower Room: 5'7" x 4'2" (1.71m x 1.29m)

Landing

Bedroom1: 15'11" max incl. w x 9'2" (4.86m x 2.79m)

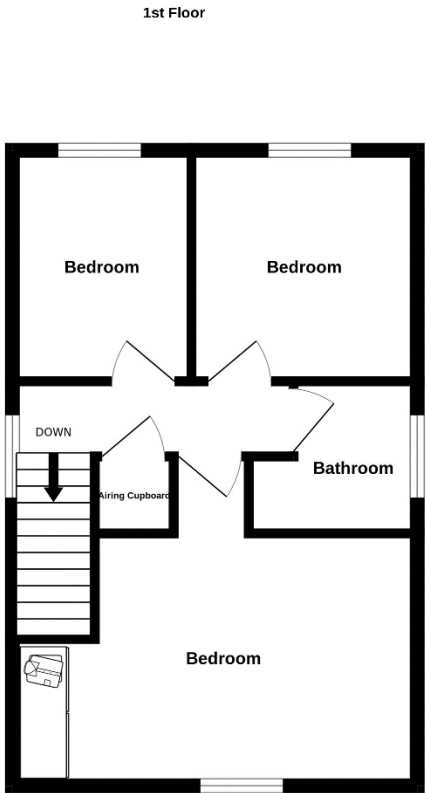
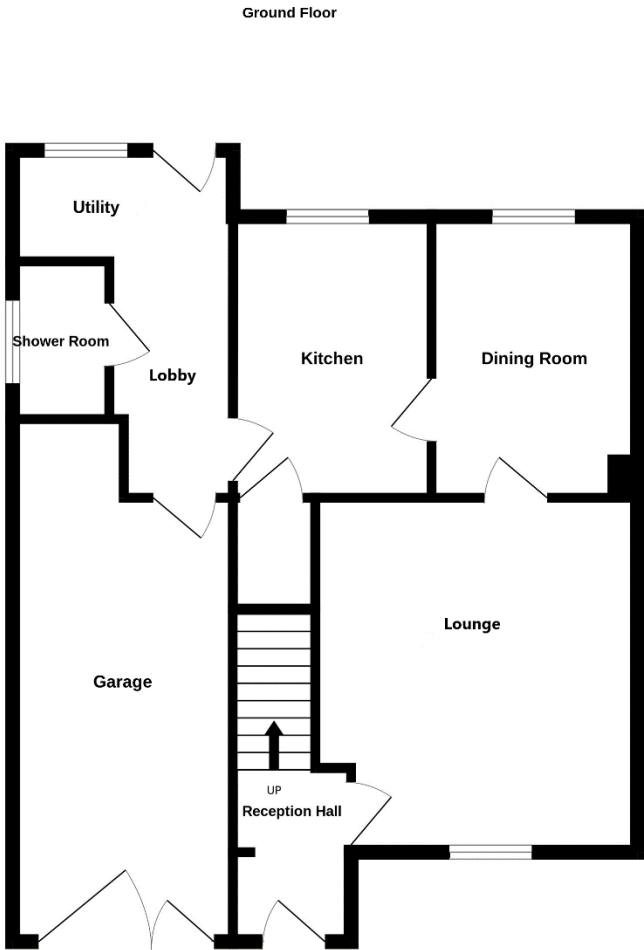
Bedroom 2: 9'2" x 8'10" (2.79m x 2.70m)

Bedroom 3: 9'2" x 6'11" (2.79m x 2.11m)

Bathroom: 7'2" x 6'3" (2.19m x 1.93m)

Garage: 22'2" x 8'6" (6.77m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only  
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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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