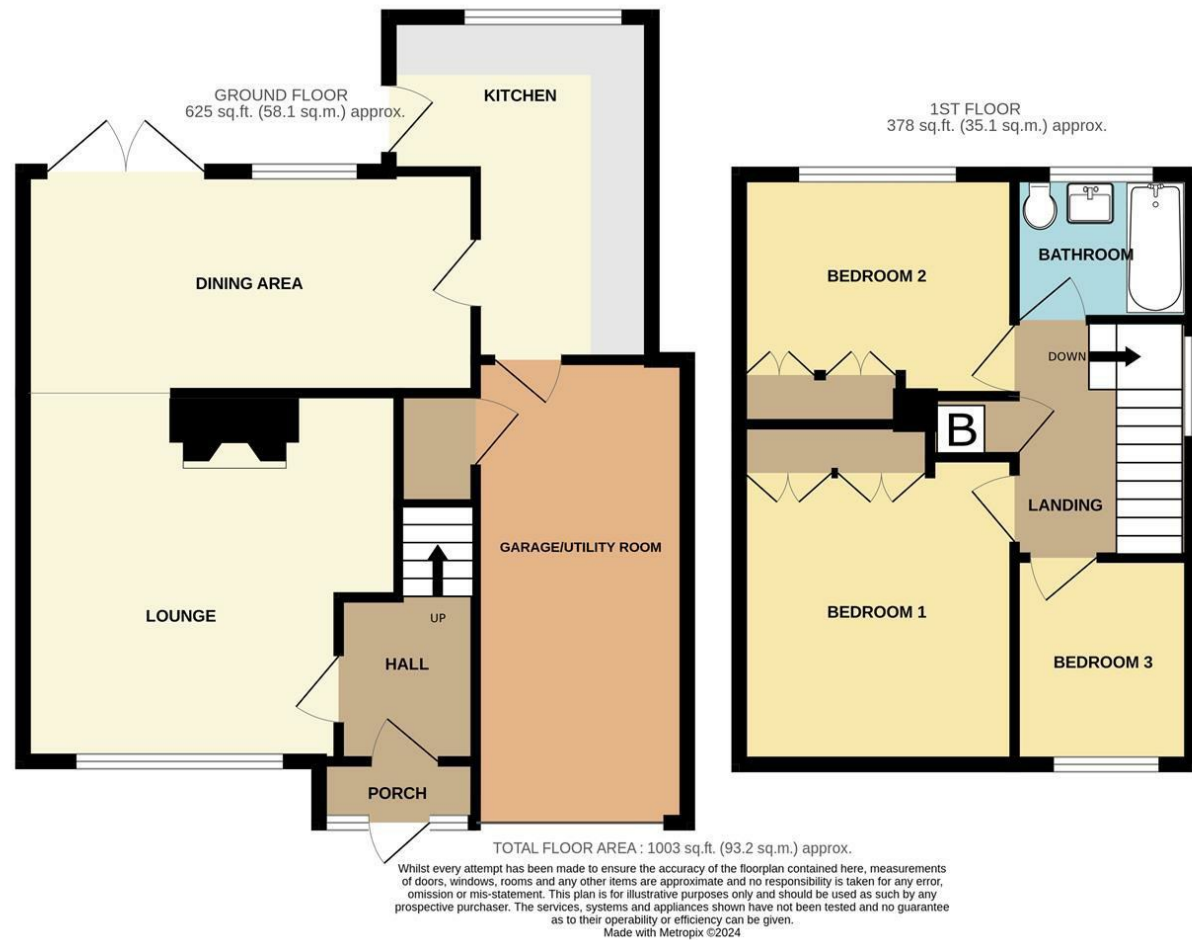


217 Oakham Road, Oldbury, West Midlands, B69 1PS



## 217 Oakham Road, Oldbury



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

A superbly presented three bedroom detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, dining room, fitted kitchen, three generously sized bedrooms and modern bathroom to first floor. The property further benefits from: driveway for three cars, low maintenance private rear garden, double glazing, gas central heating and long garage. EARLY VIEWING HIGHLY RECOMMENDED. EXCELLENT OPTION FOR FAMILIES. EPC: D

**Offers In The Region Of £315,000 - Freehold**

**Hicks Hadley**





**Porch**

Having composite front door, double glazing to front elevation, spotlights and door into:

**Reception Hall**

With central heating radiator, stairs to first floor and door into:

**Spacious Lounge 13'10 x 13'5 (max) (4.22m x 4.09m (max))**

With central heating radiator, gas fire, double glazed window to front elevation and open access into:

**Dining Room 17' x 8'6 (5.18m x 2.59m )**

With central heating radiator, double glazed window to rear elevation, double glazed French doors into garden and door into:

**'L' Shaped Fitted Kitchen 13'3 x 9'6 (max) (4.04m x 2.90m (max))**

Having matching wall and base units with worktops over, single drainer sink unit, plumbing for automatic washing machine, space for cooker, extractor over, integrated fridge/freezer, splash back tiling, door into garage, double glazed window to rear elevation and door into garden.

**Landing**

With loft hatch, cupboard housing wall mounted Worcester boiler, double glazed window to side elevation and doors into:

**Bedroom One 10'7 x 10'1 (max) (3.23m x 3.07m (max))**

With central heating radiator, integrated wardrobes and double glazed window to front elevation.

**Bedroom Two 10'1 x 8'5 (3.07m x 2.57m)**

With central heating radiator, integrated wardrobes and double glazed window to rear elevation.

**Bedroom Three 7'9 x 6'8 (max) (2.36m x 2.03m (max))**

With central heating radiator and double glazed window to front elevation.

**Bathroom**

Having panel bath with shower over having rainfall head, shower screen, low flush wc, vanity wash hand basin, ceramic tiling, heated towel rail and obscured double glazed window to rear elevation.

**Garage 18'7 x 7'11 (5.66m x 2.41m)**

Having up and over door, lights and cupboard.

**Outside**

Front: Driveway for three cars leading to front door and garage entry door.

Rear: Having low maintenance, well kept rear garden with patio leading to decking area at the rear.



**Agents Note**

COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Vendor's Note**

The property was fully redecorated internally and externally in 2023.

The two main bedrooms benefit from Avante soft close wardrobes which were fitted in 2021.

The boiler is Worcester Bosch and was recently fitted.

The porch area has been completely renewed and was fitted in 2022.

The bathroom has been completely renewed and was fitted in 2022.

The garage area has been Reappointed with a vinyl floor fitted at the start of 2024 and is currently being used as a utility room but would lend itself to a Garage area again if required.

The driveway holds three cars if required.

The decking area to the rear of the property was fitted in 2022.

