



<https://www.abode-midlands.co.uk/>



**** EXTENDED FAMILY HOME ****
CORNER PLOT **** Well presented extended four bedroom family home in a convenient position in Oakwood. In brief the property offers a a hall, lounge, fitted dining kitchen, utility room and a guest cloakroom, family room or separate dining room. Four first floor bedrooms, master with a dressing room and en suite shower room. Family bathroom, front, rear and side garden, ample parking and a DOUBLE GARAGE. EARLY VIEWING HIGHLY RECOMMENDED.



HALL

Stairs to the first floor and doors to -

LOUNGE

Wall mounted fire, radiator and two upvc double glazed windows.

KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a dishwasher, space for an American style fridge freezer, tile floor, pantry and a upvc double glazed window. Door to the garden and open round to the utility room.

UTILITY ROOM

Fitted units with work surface and a sink unit, plumbing a space for a washing machine, tiled floor and a upvc double glazed window. Door to the cloakroom and family room/dining room.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FAMILY ROOM/ DINING ROOM

Upvc double glazed window, radiator and a door to the garage.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Good size master bedroom, radiator and upvc double glazed window.

DRESSING ROOM

Upvc double glazed window



EN SUITE

Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.







BATHROOM

Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front lawn and driveway leading to the double garage with up and over door. Side gated access to the enclosed rear garden offering rear and side lawns and a paved patio.







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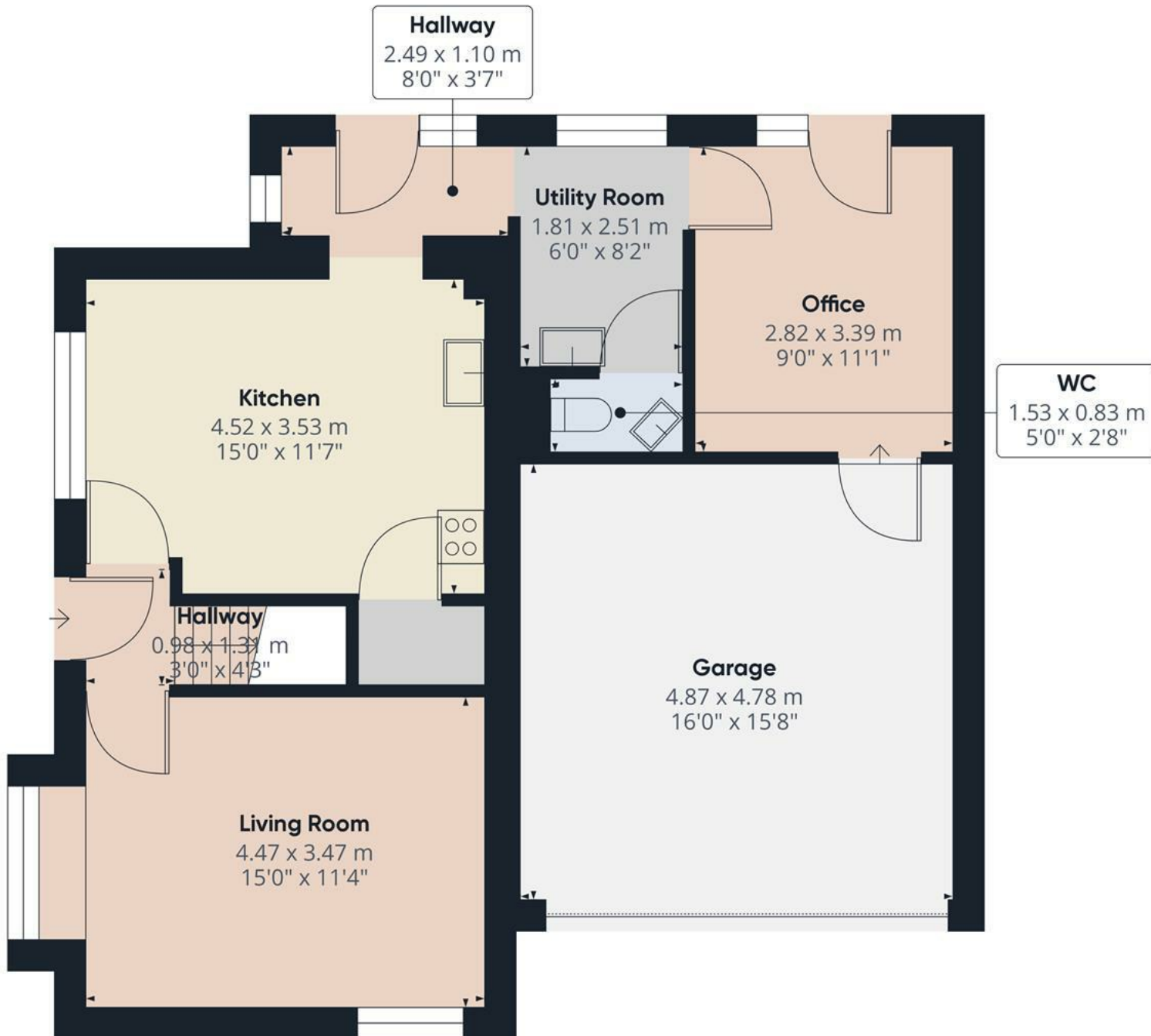


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Approximate total area⁽¹⁾

80.39 m²

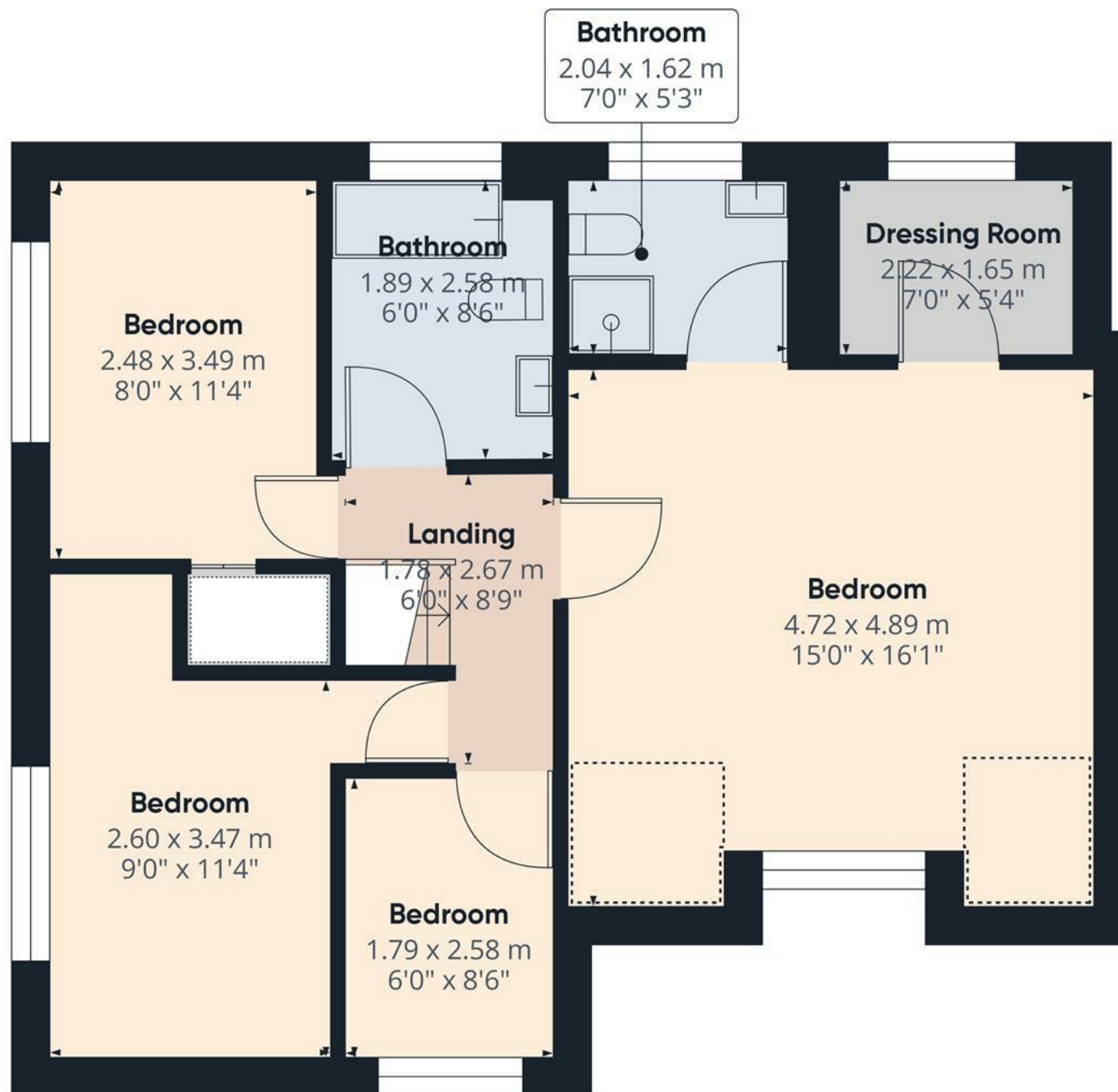
865.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

62.43 m²
671.99 ft²

Reduced headroom

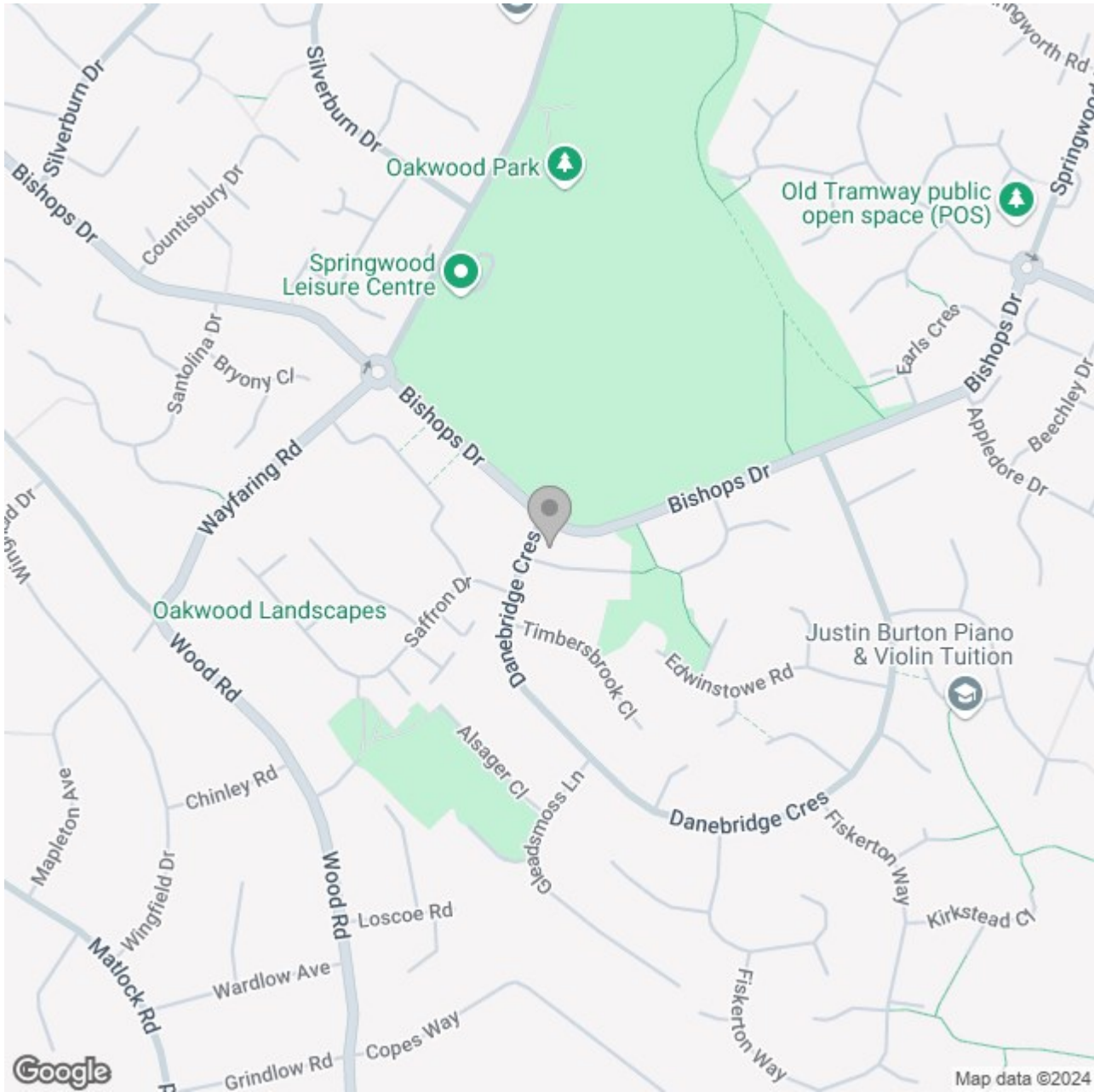
3.55 m²
38.21 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	