



**Connells**  
connells.co.uk 01384 214 770  
**FOR SALE**

**Connells**

Oakham Road  
Dudley



### Property Description

Situated in the desirable Oakham area, this detached family home boasts a convenient location near amenities, transportation, and schools. With the added bonus of no upward chain, the property features a converted garage for an additional reception room, as well as spacious and adaptable living areas.

### Entrance Porch

Double glazed door to the front, double glazed window to the front.

### Entrance Hall

Door to the front, stairs to first floor accommodation.

### Lounge

17' 8" x 9' 7" ( 5.38m x 2.92m )  
Double glazed patio doors to the rear, Double glazed window to the side, gas fire.

### Reception Room

12' 6" x 7' 2" ( 3.81m x 2.18m )  
Double glazed window to the front.

### Downstairs Wc

Low level w.c., wash hand basin, bidet, tiling

### Kitchen

13' 2" x 6' 7" ( 4.01m x 2.01m )  
A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit, electric cooker point, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the rear, double glazed door to the side leading to garden.



## First Floor

### Landing

Double glazed window to the side.

### Bedroom One

16' 3" x 10' 4" ( 4.95m x 3.15m )

Double glazed window to the front.

### Bedroom Two

12' 6" x 8' ( 3.81m x 2.44m )

Double glazed window to the front.

### Bedroom Three

9' 3" x 8' ( 2.82m x 2.44m )

Double glazed window to the rear, built-in storage cupboard.

### Bathroom

Bath, shower cubicle, wash hand basin, low level w.c., tiling, double glazed window to the side.

### W.C.

Low level w.c.

### Outside

To the front of the property block paved driveway giving off road parking with shared access.

Side access to the front ,Tiered rear garden with shrubs & borders, storage shed.

### Deatched Store

with power & Solar panels

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.'





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 01384 214 770**  
**E dudley@connells.co.uk**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUD312688](http://connells.co.uk/Property/DUD312688)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD312688 - 0007