





## Property Description

This detached family residence is situated in a desirable cul-de-sac in the highly sought-after area of Oakham, featuring the advantage of no upward chain. The property boasts spacious and adaptable living areas, making it an ideal family home at the end of the cul-de-sac, complemented by a generous rear garden. Its prime location provides easy access to various amenities, local schools, transport links, and is in close proximity to Dudley town centre.

### Entrance Porch

Double glazed door to the front elevation.

### Entrance Hall

Door to the front elevation, stairs to first floor accommodation, understairs store, central heating radiator.

### Dining Room

16' x 11' 3" ( 4.88m x 3.43m )

Double glazed patio doors to the rear, gas fire with feature surround, central heating radiator.

### Lounge

17' 6" (into bay) x 11' 3" ( 5.33m (into bay) x 3.43m )

Double glazed bay window to the front elevation, electric fire, central heating radiator.

### Kitchen

13' 5" x 10' 4" ( 4.09m x 3.15m )

A fitted kitchen to comprise wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, electric hob & electric oven point with extractor over, plumbing for washing machine, space for domestic appliances, double glazed window to the side, double glazed patio door to the rear, double glazed door to the front.

## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom One

11' 6" x 11' 6" ( 3.51m x 3.51m )

Double glazed window to the front elevation, central heating radiator.

### Bedroom Two

11' 5" x 11' 4" ( 3.48m x 3.45m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

7' 5" x 6' ( 2.26m x 1.83m )

Double glazed window to the front elevation, central heating radiator.

### Wet Room

Walk-in shower with electric shower, wash hand basin, low level w.c., tiling, chrome heated towel rail, double glazed window to the rear.

## Outside

To the front of the property tarmac driveway giving off road parking, lawned area, side access to rear garden. Rear garden having slabbed paved patio area, lawned area, brick feature border & shrubs.

### Garage

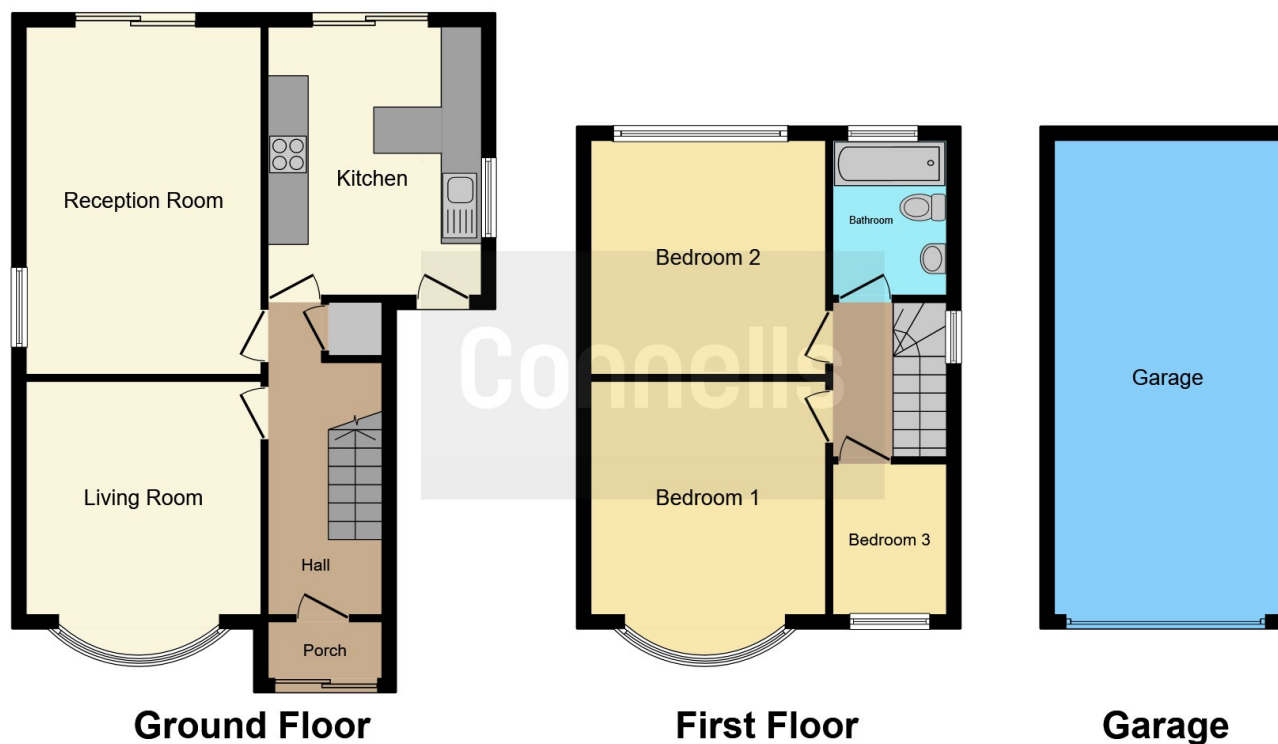
23' 5" x 7' 6" ( 7.14m x 2.29m )

Up & over door to the front, door to the side, window to the side, power & light.









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](http://www.focalagent.com)

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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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