



Connells

Oakham Road  
Tividale Oldbury



## Property Description

This appealing property has been meticulously designed to offer spacious living areas ideal for families. Its lack of an upward chain enhances its attractiveness. The layout includes a porch, entrance hallway, dining room, lounge, kitchen, utility room, and a downstairs w.c. The first floor features four generously sized bedrooms along with a family bathroom. Additional highlights include a driveway accommodating multiple vehicles, a garage, and a lovely rear garden with open views. Situated on the highly desirable Oakham Road, the property is conveniently located near various amenities, schools, and transport links.

### Entrance Porch

Door to the front elevation.

### Entrance Hall

Door to the front elevation, double glazed window to the front, central heating radiator, pantry, stairs to first floor accommodation.

### Lounge

14' 3" (into bay) x 11' 2" ( 4.34m (into bay) x 3.40m )

Triple glazed bay window to the front elevation, triple glazed window to the side, open fire with feature surround, central heating radiator.

### Dining Room

14' x 11' 4" ( 4.27m x 3.45m )

Double glazed window to the rear elevation, open fire with feature surround, central heating radiator.

### Kitchen

10' 6" x 7' 9" ( 3.20m x 2.36m )

A fitted kitchen to include wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, space for domestic appliances, double glazed window to the rear.

### Utility

15' 3" x 7' 4" ( 4.65m x 2.24m )

Base units with work surfaces over, plumbing for washing machine, plumbing for dishwasher, wall mounted central heating boiler, built-in storage cupboards, two double glazed windows to the rear, access to garage.

### Separate W.C.

### Garage

18' x 15' ( 5.49m x 4.57m )

Electric door to the front elevation, power & light.

## First Floor

### Landing

Loft access ( boarded & access via ladder ).

### Bedroom One

15' 4" x 12' ( 4.67m x 3.66m )

Triple glazed window to the front & rear elevations, built-in storage cupboards with radiator.

### En-Suite

Shower cubicle with shower, central heating radiator.

### Bedroom Two

14' x 11' 2" ( 4.27m x 3.40m )

Triple glazed window to the rear, triple glazed window to the side, central heating radiator.

### Bedroom Three

14' 5" (into bay) x 11' ( 4.39m (into bay) x 3.35m )

Triple glazed bay window to the front, triple glazed window to the side, central heating radiator.

### Bedroom Four

8' x 5' 3" ( 2.44m x 1.60m )

Triple glazed window to the front, central heating radiator.

### Bathroom

Comprising bath, wash hand basin, triple glazed window to the rear.

### Separate W.C.

### Outside

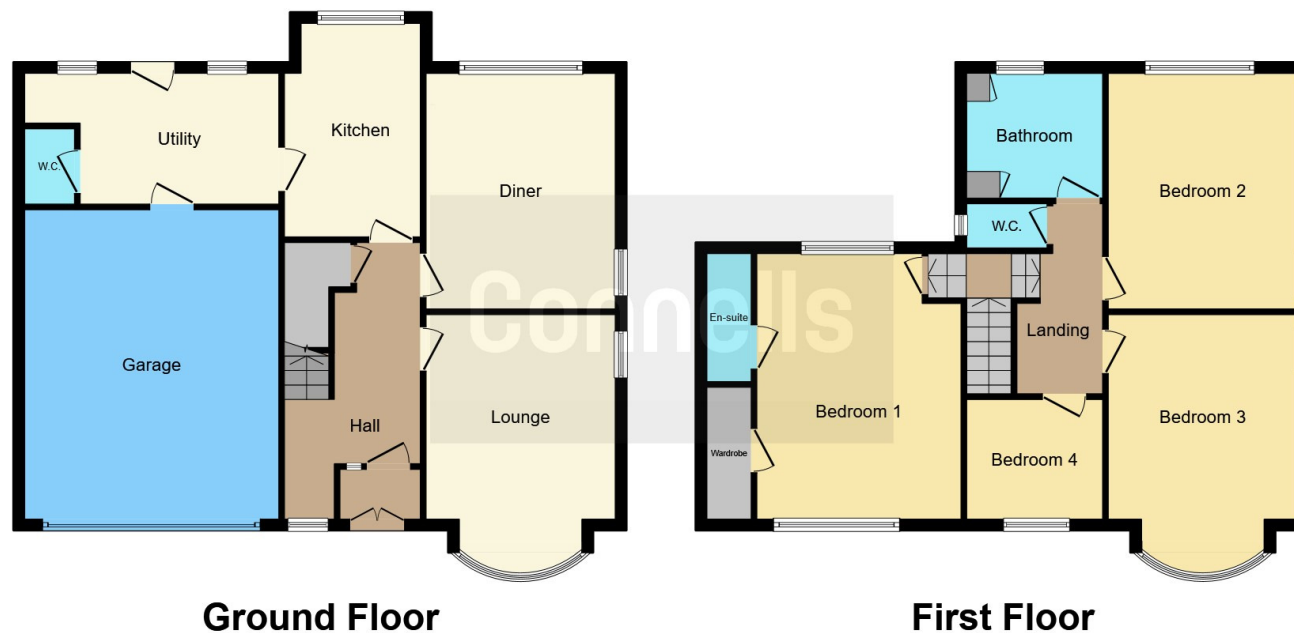
To the front of the property drive on & drive off tarmac driveway giving off road parking.

Mature rear garden having slabbed paved patio area, lawned area with sloped pathway from patio to the end of the garden with various shrubs & borders leading to further garden area, storage shed. Patio Area.









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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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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