



3 Oakland Drive, Dudley, DY3 2SH

BERRIMAN  
EATON



## 3 Oakland Drive, Dudley, DY3 2SH

This is a 3-bedroom semi-detached property with a tarmac driveway suitable for parking several vehicles off road. There is an enclosed carport, detached single garage and an enclosed rear garden. The property briefly comprises entrance hall, living room, dining and kitchen area to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating, double glazing and no upward chain.

WOMBOURNE OFFICE  
EPC: D

### LOCATION

Oakland Drive is situated in a popular area off the Himley Road B4176 and links to Guys Lane which joins with the B4175 onto Stallings Lane. The property is quite close Himley Hall Country park, and Barrow Hill Nature Reserve, within convenient travelling distance. Russells Hall Hospital is less than 3 miles away so it is especially well suited for Hospital Staff. There are shops and facilities close by in Gornal village and as well as neighbouring Kingswinford. Redhall is the closest Primary School to the property.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door with leaded opaque side panel, the staircase rises to the first-floor landing and there is a radiator. The LIVING ROOM has a coal effect gas fire inset within a brick surround, a double-glazed leaded bay window to the front elevation, radiator and double doors into the DINING AREA. There is a double-glazed sliding patio door to the rear garden, wall lights and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset one and a half bowl with drainer and mixer tap, there is space for appliances including fridge, oven and washing machine. There is a double-glazed window to the rear elevation, understairs pantry storage with shelving and a wooden door to the carport.

The staircase rises to the FIRST FLOOR LANDING, there is a double-glazed leaded window to the side elevation, radiator, loft access and an airing cupboard which houses the hot water cylinder. DOUBLE BEDROOM 1 has a double-glazed leaded window to the front elevation, wardrobes and radiator. DOUBLE BEDROOM 2 has a double-glazed leaded window to the rear elevation, range of fitted wardrobes with mirrored doors, drawers and shelving and a radiator. BEDROOM 3 has a double-glazed leaded window to the front elevation, radiator and a storage cupboard built over the stairs recess. The SHOWER ROOM has a curved shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiling to the walls and double-glazed opaque window to the rear elevation and radiator.

### OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking vehicles off road, lawned foregarden and enclosed CARPORT. This has metal double opening doors, a polycarbonate roof and gives access to the GARAGE. The garage has wooden double opening doors. The REAR GARDEN has a full width slabbed patio, a low dwarf wall with steps leading down to the lawn which gives access to the greenhouse. There are well stocked and established planted borders and fencing to the boundary.

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Asking Price  
£260,000

EPC: D

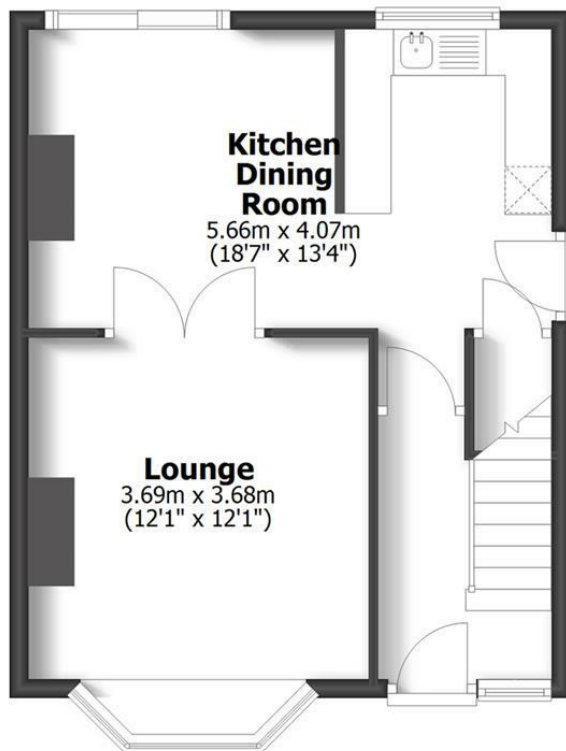
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



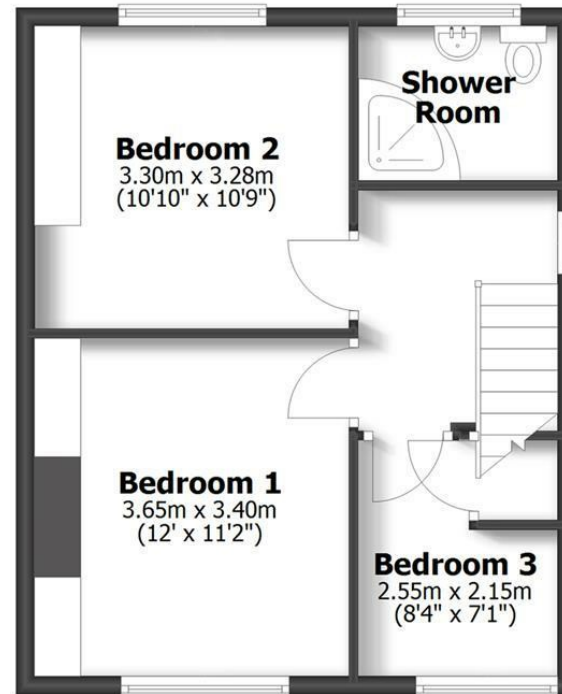
**3 Oakland Drive**  
Brierley Hill

HOUSE: 79.8sq.m. 859sq.ft.  
GARAGE: 12.8sq.m. 129sq.ft.  
**TOTAL: 92.6sq.m. 988sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



