

**FOR SALE**



**Oakmore, College Close, Madeley**

**5 Bedrooms, 2 Bathroom, Detached House**

**Asking Price: Of Offers In Excess Of £450,000**

  
**MARTIN&CO**



## Oakmore, College Close, Madeley

5 Bedrooms, 2 Bathroom

Asking Price OIEO £450,000

- Detached Family Home
- Popular Location
- Five Bedrooms
- Double Glazing
- Fitted Kitchen



**HALL** Solid wood glass panelled door with frosted glass panel, central heating radiator, under stair storage, carpet to floor

**DOWNSTAIRS CLOAKROOM** Upvc double glazed frosted glass window to the front elevation, LLWC and hand wash basin in cream, carpet to floor

**SITTING ROOM** Upvc double glazed window to the front and side elevations, central heating radiator, carpet to floor

**KITCHEN** Upvc double glazed window to the side and rear elevations, Upvc double glazed glass panelled door, range of wall and base units with worktops over, space and plumbing for washing machine, integrated fridge freezer, built in oven and hob, single sink, central heating radiator, breakfast bar area, inset spot lights, tiled flooring

**L SHAPED LOUNGE/DINER** Upvc double glazed windows to the rear elevation x 2, central heating radiators x 3, coving, TV aerial point, chimney breast, open fire recess, carpet to floor

**STAIRS AND LANDING** Loft access, built in airing cupboard x 2, lagged tank and shelving, built in storage cupboard, carpet to floor

**BEDROOM 2** Upvc double glazed window to the front elevation, central heating radiator, built in storage cupboard x 2, carpet to floor



**BATHROOM** Upvc double glazed frosted glass window to the rear elevation, 4 piece bathroom suite in white including shower cubicle, central heating radiator, fully tiled walls, carpet to floor

**BEDROOM 3** Upvc double glazed window to the front elevation, ward robe recess, central heating radiator, carpet to floor

**BEDROOM 1** Upvc double glazed window to the rear elevation, central heating radiators x 2, built in ward robe units, carpet to floor

**BEDROOM 4** Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

**BEDROOM 5** Upvc double glazed window to the rear elevation, central heating radiator, built in ward robe unit, carpet to floor

**SHOWER ROOM** Upvc double glazed frosted window to the rear elevation, 3 piece suite in white, part tiled walls

**FRONT DRIVE** Leading to house, parking for several cars

**TANDEM GARAGE** Upvc double glazed window to the rear, Upvc double glass panelled door, up and over door, power and lighting

**REAR GARDEN** Lawn area, paved walk ways, mature plants, shrubs and trees









All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

