



**Taylors**



# Oakham Crescent, OAKHAM, Dudley, DY2 8AJ

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This STUNNING, CHARACTERFUL & HUGE INDIVIDUAL, FOUR BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this INCREDIBLY DESIRABLE Crescent, located within the POPULAR AREA of OAKHAM, and furthermore encompasses a THOUGHTFULLY EXTENDED & BEAUTIFULLY PRESENTED layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This CHARMING & INCREDIBLY UNIQUE PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and together with having an OUTSTANDING RANGE of SOUGHT AFTER Schooling, Excellent Transport Links and Local Amenities close by.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Porch

Hallway

Spacious Sitting Room - 6.6m x 4.5m (21'7" x 14'9")

Dining Room - 4.1m x 2m (13'5" x 6'6")

Modern Well Fitted Kitchen - 3.6m x 2.1m (11'9" x 6'10")

Further Reception Room / Office - 3.6m x 3.5m (11'9" x 11'5")

Rear Lobby

Bedroom 4 - 3.6m x 2.4m (11'9" x 7'10")

Ground Floor Wet Room - 2.3m x 2.2m (7'6" x 7'2")

### FIRST FLOOR

Landing

Bedroom 1 - 4.5m x 3m (14'9" x 9'10")

Bedroom 2 - 3.6m x 2.9m (11'9" x 9'6")

Bedroom 3 - 3.6m x 3.6m (11'9" x 11'9")

House Bathroom - 3.6m x 1.3m (11'9" x 4'3")

### OUTSIDE

Pretty Fore Gardens

Huge Driveway

Detached Garage

Wonderful Rear Garden

EPC: C. Council Tax Band: E. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

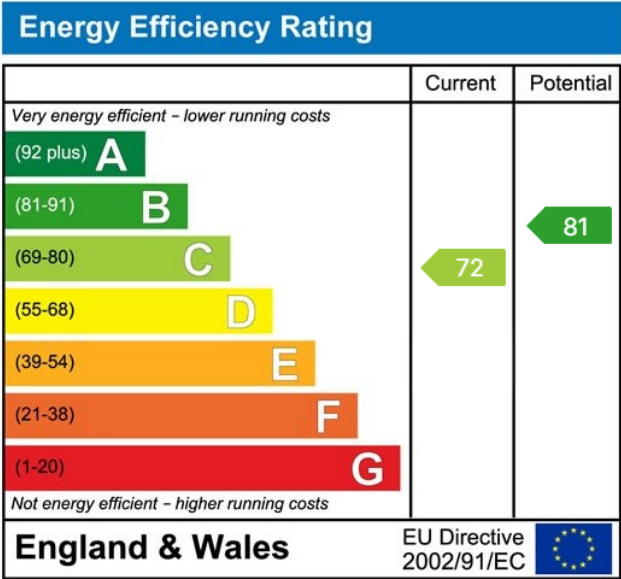


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- STUNNING, CHARACTERFUL & HUGELY INDIVIDUAL, SEMI-DETACHED RESIDENCE
- THOUGHTFULLY EXTENDED & CHARMING LAYOUT OF ACCOMMODATION
- MODERN WELL FITTED KITCHEN BEING OPEN PLAN TO LOVELY DINING ROOM AREA
- TWO SPACIOUS & ATTRACTIVELY DECORATED RECEPTION ROOMS
- WONDERFULLY SITUATED WITHIN THE SOUGHT AFTER AREA OF OAKHAM
- SUPERB & LARGE REAR GARDEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS & GROUND FLOOR 4TH BEDROOM
- WELL APPOINTED HOUSE BATHROOM & GROUND FLOOR WET ROOM
- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING & DETACHED GARAGE
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY



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