



53 OAKHAM ROAD,
OAKHAM, DUDLEY DY2 7TE

Taylors



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This **STUNNING, INDIVIDUALLY DESIGNED & BEAUTIFULLY PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE** offers an abundance of **CHARACTER & CHARM**, yet encompasses a **MODERN DECOR** throughout making this **GORGEOUS PROPERTY** the **PERFECT HOME** for **FAMILIES**. Situated upon the **EXTREMELY SOUGHT AFTER & EVER POPULAR OAKHAM ROAD**, which has a superb array of amenities, schooling & transport links close by, an early viewing is **ESSENTIAL** to appreciate this **THOUGHTFULLY EXTENDED PROPERTY** which in brief comprises: Reception Hall, Guests Cloakroom, Formal Bay Fronted Dining Room, Spacious Rear Sitting Room, **MODERN & EXTENDED RE-FITTED KITCHEN** with **FINE RANGE** of Integrated Appliances, Three Very Well Proportioned First Floor Bedrooms & Stylishly Appointed Four Piece Suite Bathroom. Furthermore with Good Sized Driveway, **DETACHED GARAGE & Beautiful AND SECLUDED REAR GARDEN** which measures in excess of 41 meters in length. **EPC: D**

In further detail the accommodation is seen to comprise;

GROUND FLOOR

A composite front door provides an approach to the;

PORCH

Which ensures a sheltered approach to a further door which opens to the;

RECEPTION HALL

Measuring 13' 10" in length and having a double glazed window to the side along with stairs which gently rise and lead to the first floor accommodation, coving to the ceiling, central heating radiator; useful understairs storage cupboard (housing the property's Worcester boiler system), ceiling light point and with doors which lead off to;

GUEST CLOAKROOM

With a double glazed window to the side and appointed in white with a low level WC and wall mounted hand basin with separate hot and cold taps above. Furthermore with central heating radiator and ceiling light point.

BAY FRONTED RECEPTION ROOM ONE 10' 10" x 15' 11" (when measured at widest points)

With a double glazed bay window to the front, central heating radiator, ceiling light point, coving to the ceiling, inset fireplace and providing ample space for dining furnishings.

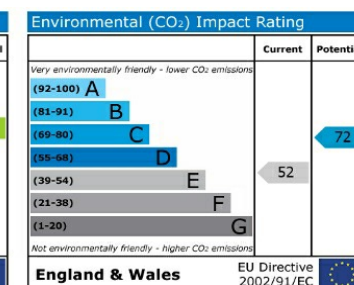
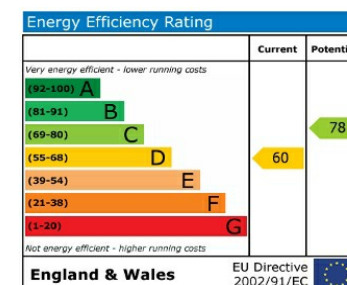
shower cubicle with wall mounted shower; a low level WC, hand basin with mixer tap above and vanity unit below and large bath. Furthermore there is underfloor heating, a fashionable ladder style heated towel rail, recessed ceiling lights and coving to the ceiling.

OUTSIDE

This beautifully presented, period style, three bedroom, semi-detached home is situated upon the extremely sought after Oakham Road and is set behind a good sized frontage which also encompasses a driveway which facilitates vehicular parking. The driveway extends to a good sized detached garage and furthermore this lovely family home also benefits from a;

ATTRACTIVE REAR GARDEN

With an initial patio area for external dining and entertaining when the weather permits which leads to a lawned garden which is ideal for growing families and all of which is surrounded by maturing trees and pleasant shrubbery.





SPACIOUS REAR LIVING ROOM 11' 0" x 15' 1" (when measured at widest points)

With a broad window to the rear, central heating radiator, ceiling cornicing, ceiling light point, feature fireplace.

EXTENDED WELL FITTED BREAKFAST KITCHEN 7' 9" x 21' 8" (when measured at widest points)

With three double glazed windows and furnished with a comprehensive range of cupboards and drawers along with having a fine range of integrated units and appliances. All surmounted by roll edged work surfacing which encompasses a single drainer sink with mixer tap above and at eye-level there are wall mounted units which provide for additional storage along with cooker hood and integrated microwave. Furthermore there is a breakfasting bar area, two ceiling light points, central heating radiator and a double glazed door which opens to the side and therefore rear garden.

FIRST FLOOR ACCOMMODATION

Returning to the reception hall, stairs gently rise and lead to the;

LANDING

With coving to the ceiling, ceiling light point, obscure double glazed window to the side and with doors which lead off to;

BEDROOM ONE 13' 0" x 9' 9" (when measured at widest points)

With a double glazed window to the rear, central heating radiator, ceiling light point and good range of fitted wardrobes.

BEDROOM TWO 11' 1" x 12' 9" (when measured at widest points)

With ceiling light point, central heating radiator and double glazed window to the front.

BEDROOM THREE 8' 4" x 7' 8" (when measured at widest points)

With a double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

MODERN BEAUTIFULLY APPOINTED FOUR PIECE SUITE BATHROOM 7' 7" x 9' 7" (when measured at widest points)

With an obscure double glazed window to the rear and appointed with a four piece suite to comprise of a gently raised corner



Agents contact details:

84 to 86 High Street,

BRIERLEY HILL,

DY5 3AW

t. 01384 265265

f. 01384 480824

e. brierleyhill@taylorsestateagents.co.uk

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EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **BRIERLEY HILL OFFICE (01384) 265265**

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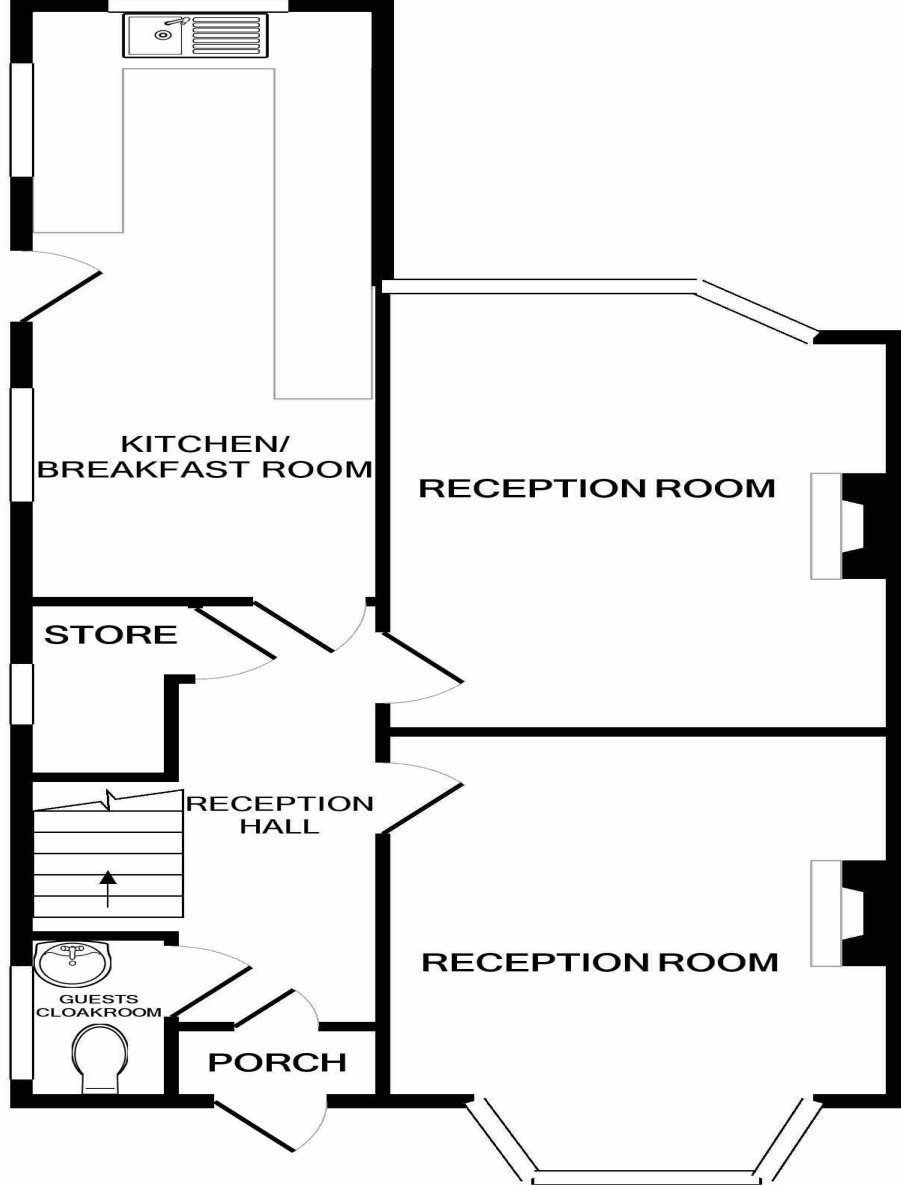
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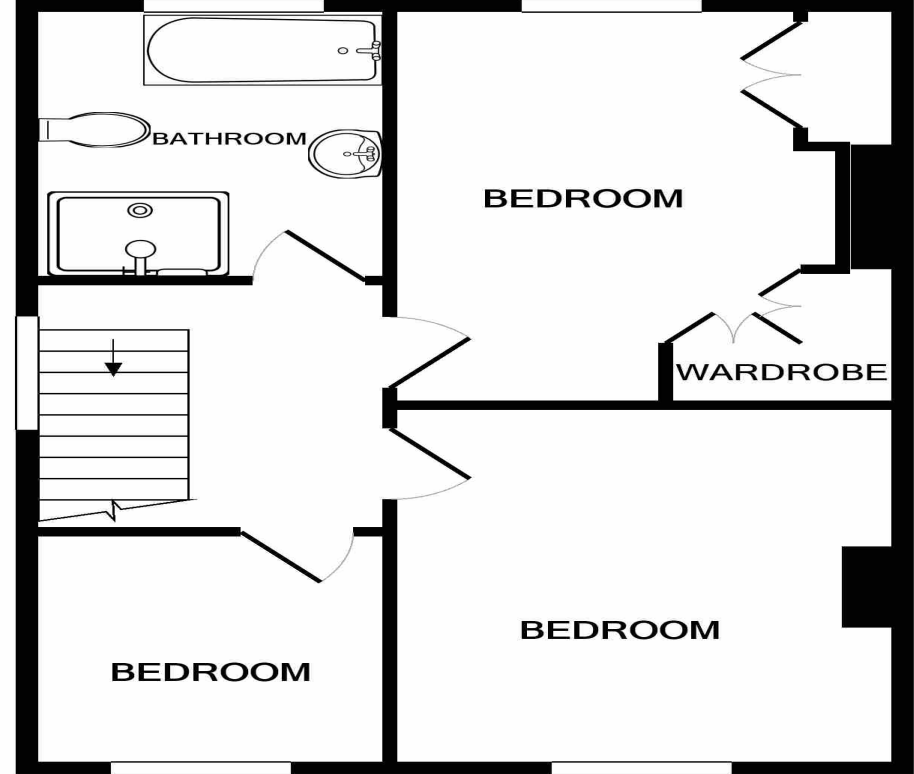
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GROUND FLOOR



1ST FLOOR

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