



**Taylor's**

# Oakham Road, Oakham, Dudley, DY2 7TH

Offers In Region Of £365,000

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A THOUGHTFULLY EXTENDED & BEAUTIFULLY PRESENTED, TRADITIONAL & BAY FRONTED, FOUR BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This WELL PROPORTIONED, THREE STOREY PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY & GOOD SIZED FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether offers the PERFECT COMBINATION of MODERN LIVING, 'Turn Key Accommodation' & a Hugely Desirable Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the standard & size of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room being OPEN PLAN to a Lovely Dining Room Area, Extended Well Fitted Kitchen, Useful Re-Fitted Utility Room, Landing, Three Well Proportioned First Floor Bedrooms, Luxury House Bathroom & Top Floor Master Bedroom with Modern En-Suite Shower Room. Externally with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING and Wonderful Rear Garden Aspect with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### **GROUND FLOOR**

##### **Entrance Porch & Reception Hall**

**Lounge Area** - 4.18m x 3.28m (13'8" x 10'9")

**Dining Area** - 3.68m x 3.28m (12'0" x 10'9")

**Extended Well Fitted Kitchen** - 5.16m x 1.87m (16'11" x 6'1")

**Useful Utility Room** - 4.43m x 2.07m (14'6" x 6'9")

#### **FIRST FLOOR**

**Bedroom 2** - 3.65m x 3.3m (11'11" x 10'9")

**Bedroom 3** - 3.77m x 2.94m (12'4" x 9'7")

**Bedroom 4** - 2.14m x 1.84m (7'0" x 6'0")

**Modern House Bathroom** - 0m x 0m (0'0" x 0'0")

#### **TOP / SECOND FLOOR**

**Master Bedroom / Bedroom 1** - 5.62m x 5.26m (18'5" x 17'3")

**Well Appointed En-Suite Shower Room**

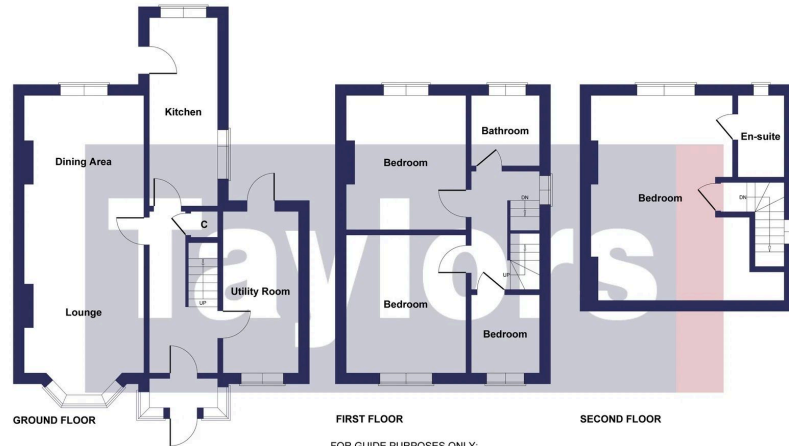
#### **OUTSIDE**

**Impressive Driveway & Wonderful Rear Garden**

EPC: D. Council Tax Band: D. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

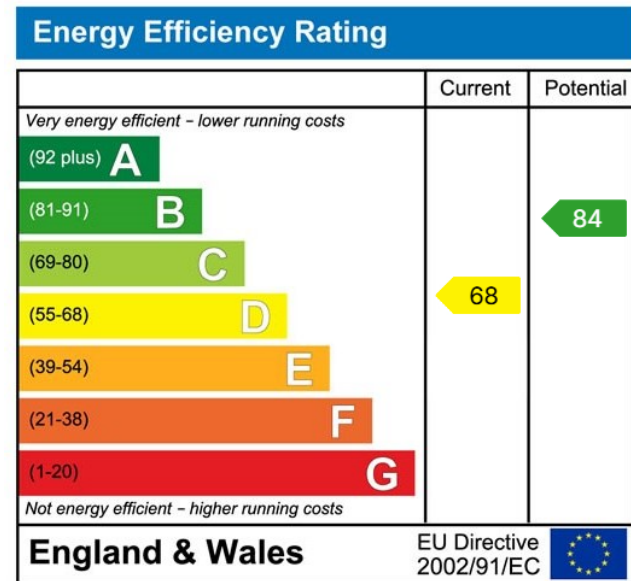


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- THOUGHTFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN & EXTENDED WELL FITTED KITCHEN
- LUXURY WELL APPOINTED HOUSE BATHROOM
- HUGELY SOUGHT AFTER AREA OF OAKHAM
- FOUR WELL PROPORTIONED BEDROOMS
- INCREDIBLY SPACIOUS THREE STOREY LAYOUT
- WONDERFUL REAR GARDEN ASPECT
- USEFUL RE-FITTED UTILITY ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.