



Connells
connells.co.uk 01384 214 770
FOR SALE

Connells

Oakham Road
Dudley



Property Description

Connells are delighted to introduce a classic bay-fronted semi-detached residence located on the desirable Oakham Road. The current owners have made thoughtful enhancements, resulting in spacious and versatile living areas, including a rear kitchen extension and a converted garage that now serves as a utility room. The property features three bedrooms on the first floor, complemented by a modern fitted bathroom, while the loft has been converted into a master bedroom with an en-suite. This home is ideal for families, given its proximity to local schools and Dudley College. Additionally, its prime location ensures convenient access to excellent transport links, various amenities, shops, and green spaces, such as Warrens Hall Nature Reserve and Dudley Golf Club.

Entrance Porch

Double glazed door to front elevation, double glazed windows to side and front elevations

Entrance Hall

Double glazed door to front elevation, stairs to first floor, under stairs storage cupboard, central heating radiator.

Lounge Area

Double glazed to front elevation, central heating radiator, gas fire with feature surround.

Dining Area

Double glazed window to rear elevation, central heating radiator.

Kitchen

A fitted kitchen to include a range of wall and base units with roll top work surfaces over with splashback, one and half bowl sink and drainer unit with mixer tap over, electric cooker point with cooker hood over, central heating radiator, double glazed windows to rear and side elevations, double glazed door to side leading to garden.

Utility

Base units with work surfaces over, plumbing for washing machine, space for domestic appliances, wall mounted heater, double glazed window to front elevation, double glazed door to rear leading to garden.

First Floor

Landing

stairs to second floor accommodation, double glazed window to side elevation

Bedroom Two

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bedroom Four

Double glazed window to front elevation, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin in vanity unit, tiling. double glazed window to rear elevation, central heating radiator.

Second Floor

Main Bedroom

Double glazed windows to front and rear elevations, central heating radiator.

En Suite

Shower enclosure with electric shower, low level WC, wash hand basin, tiling, double glazed window to rear elevation.

Outside

To the front of the property block paved driveway giving off road parking with slate detail and borders and shrubs.

Landscaped rear garden having paved patio area with lawn, various shrubs and borders.

Agents Notes

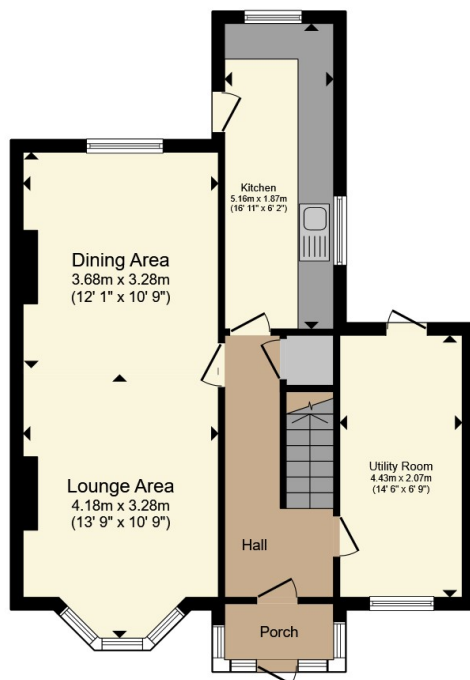
We have been advised that Planning Permission & Building Regulations was provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

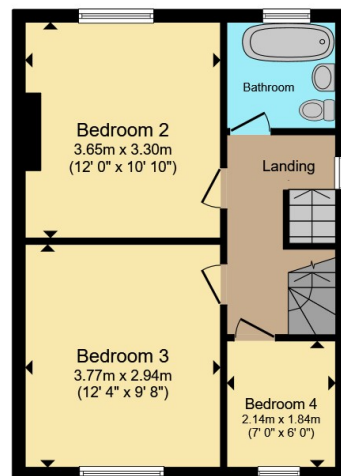




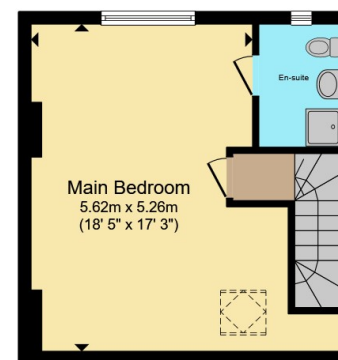




Ground Floor



First Floor



Second Floor

Total floor area 124.4 m² (1,339 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314691



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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