



Elizabeth Grove, Oakham, Dudley

DY2 7TG

Taylors

Offers in the Region of
£649,950

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

RARE OPPORTUNITY! SPACIOUS, EXTENDED THREE/FOUR BEDROOM FAMILY HOME positioned at the head of a CUL-DE-SAC in the highly desirable OAKHAM neighbourhood! BEAUTIFULLY PRESENTED THROUGHOUT, this deceptively spacious family home offers versatile accommodation ideal for growing families, those working from home, or buyers seeking flexible living space. The impressive accommodation briefly comprises; welcoming reception hall, bright and spacious lounge, STUNNING TIMBER-FRAMED ORANGERY TO THE REAR enjoying delightful views over the garden and providing the perfect space for relaxing or entertaining all year round, stylish breakfast kitchen fitted with a comprehensive range of modern wall and base units with a selection of integrated appliances, separate dining room ideal for formal dining or family gatherings, inner hall leading to a guest WC and shower room, with access to the versatile *loft room above the garage, currently utilised as a beautifully presented bedroom.

To the first floor is a spacious landing leading to THREE WELL-PROPORTIONED BEDROOMS, all offering comfortable accommodation, together with a well-appointed family bathroom fitted with a modern suite.

Externally, the property occupies an enviable position at the head of the cul-de-sac and enjoys a generous frontage with mature gardens and a substantial driveway providing ample off-road parking. To the rear is a delightful enclosed wrap-around garden, with well-maintained lawns & patio seating areas and attractive views towards the surrounding woodland, creating an ideal outdoor space for both families and entertaining.

Situated within this sought-after residential location, the property benefits from excellent access to well-regarded local schools, shops, amenities, and transport links making it an exceptional choice for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the size, versatility and superb location of this outstanding family home!

(*Please note that we have yet to seek verification of Building Regulations approval for the loft room.)

Council Tax - E EPC - C Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Reception Hall

Lounge - 6.65m x 3.48m max (21'10" x 11'5" max) (front)

Stunning Breakfast Kitchen - 5.84m max x 4.14m (19'2" max x 13'7") with a range of integrated appliances.

Timber Frame Orangery - 5.77m max x 5.64m (18'11" max x 18'6") (not square) (rear).

Dining Room - 3.99m x 3.51m (13'1" x 11'6")

Inner Hall with built in storage.

Guest WC - 1.65m x 1.52m (5'5" x 5'0")

Shower Room with access to garage and stairs leading to loft space above garage.

Loft Room - 6.1m x 4.44m (20'0" x 14'7") currently used as beautifully presented bedroom.

Double Garage - 5.41m x 5.05m (17'9" x 16'7")

First Floor Landing

Bedroom - 3.78m x 3.4m max (12'5" x 11'2" max) with built in wardrobes.

Bedroom - 3.48m max x 2.82m (11'5" max x 9'3") with built in wardrobes.

Bedroom - 3.48m max x 2.74m (11'5" max x 9'0") with built in wardrobes.

Family Bathroom

Enclosed Wrap Around Rear Garden To Rear with views of woodland.

Generous Driveway To Fore

Gardens To Fore





Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

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- IMPRESSIVE THREE/ FOUR BEDROOM FAMILY HOME
- POSITIONED AT HEAD OF CUL DE SAC IN DESIRABLE OAKHAM NEIGHBOURHOOD
- STUNNING TIMBER FRAME ORANGERY TO REAR OVERLOOKING MATURE REAR GARDEN
- ENCLOSED WRAP AROUND REAR GARDEN WITH PATIO AREA AND VIEWS OF WOODLAND
- EARLY VIEWING RECOMMENDED
- CLOSE PROXIMITY TO USEFUL AMENITIES AND TRANSPORT LINKS

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MISREPRESENTATION ACT 1967

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