



**Taylor's**

# Elizabeth Grove, Oakham, Dudley, DY2 7TG

Offers In Region Of £550,000

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A TRULY DISTINCTIVE & EXTREMELY HANDSOME, BEAUTIFULLY DESIGNED & INDIVIDUAL, DETACHED RESIDENCE superbly located within this HUGELY SOUGHT AFTER & DESIRABLE residential location, and furthermore encompassing and INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation with both Double Glazing and Gas Central Heating. This GORGEOUS property is IMMACULATELY MAINTAINED throughout and furthermore offers FLEXIBLE LIVING accommodation perfectly suited for growing families seeking a truly wonderful FAMILY HOME that indeed offers the perfect combination of modern yet traditional accommodation, STYLISH internal decor and an extremely POPULAR Cul-De-Sac location. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises; Impressive Reception Hall, Stylish Sitting Room, Separate Dining Room / Additional Reception Room, Modern Well Fitted Kitchen, Rear Hall, Guest Cloakroom / W.C, Delightful Conservatory / Orangery, Ground Floor 4th Bedroom which is currently used as a Playroom, Laundry / Utility Area, Landing, Three Well Proportioned & Attractively Decorated First floor Bedrooms and Spacious Four Piece Suite House Bathroom. Externally, the property is set behind a Good Size BLOCK PAVED DRIVEWAY and has an adjoining fore-garden providing an attractive frontal kerb-appeal. Additionally, there is a WONDERFUL REAR GARDEN ASPECT with Large Well Maintained Lawn.

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

#### GROUND FLOOR

##### Impressive Reception Hall

**Stylish Sitting Room** - 5.32m x 3.65m (17'5" x 11'11")

**Separate Dining Room** - 3.97m x 3.67m (13'0" x 12'0")

**Modern Well Fitted Kitchen** - 4.19m x 4.09m (13'8" x 13'5")

**Laundry / Utility Area**

**Guests Cloakroom / W.C**

**Delightful Conservatory / Orangery**

**Ground Floor 4th Bedroom / Play Room** - 5.08m x 2.92m (16'8" x 9'6")

#### FIRST FLOOR

**Bedroom 1** - 3.95m x 3.69m (12'11" x 12'1")

**Bedroom 2** - 4.14m x 3.65m (13'6" x 11'11")

**Bedroom 3** - 3.15m x 3.02m (10'4" x 9'11")

**Spacious Well Appointed House Bathroom** - 3.01m x 2.28m (9'10" x 7'5")

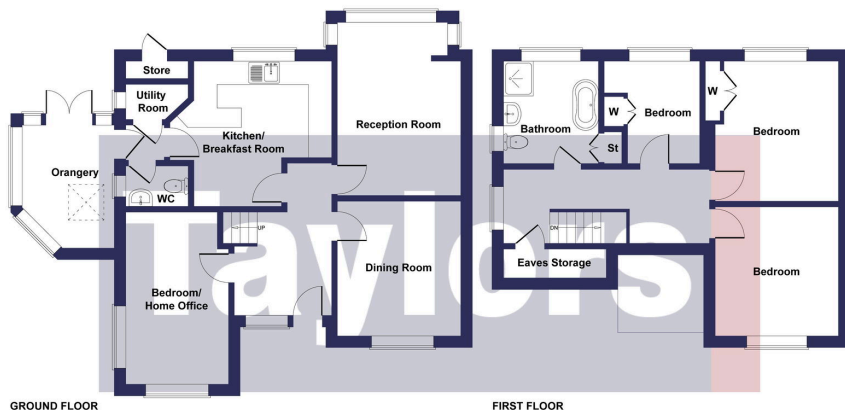
#### OUTSIDE

**Extensive Driveway, Fore Garden & Stunning Rear Garden Aspect**

EPC: D. Council Tax Band: E. 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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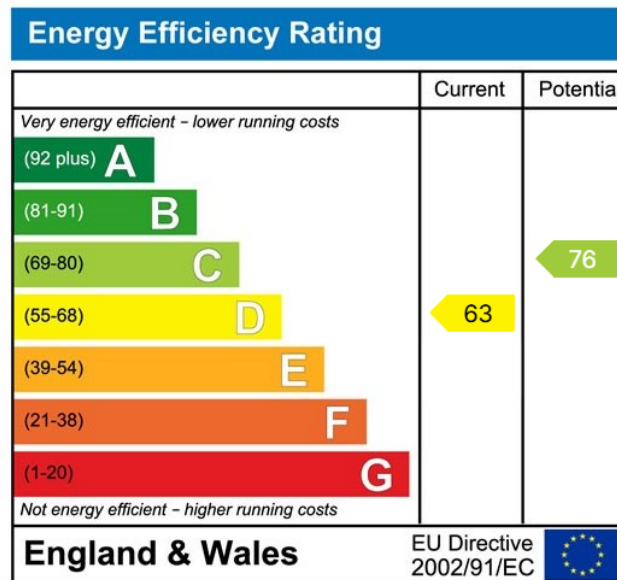
GROUND FLOOR

FIRST FLOOR

**FOR GUIDE PURPOSES ONLY:**

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- FOUR PIECE SUITE HOUSE BATHROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- WONDERFUL REAR GARDEN ASPECT
- PERFECT FOR GROWING FAMILIES
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS & ADDITIONAL GROUND FLOOR 4TH BEDROOM
- TWO STYLISH & CHARACTERFUL RECEPTION ROOMS & CONSERVATORY
- MODERN WELL FITTED KITCHEN
- IMPRESSIVE FRONTAGE WITH LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- HUGELY SOUGHT AFTER AREA OF OAKHAM
- TRULY DISTINCTIVE & EXTREMELY HANDSOME, BEAUTIFULLY DESIGNED & INDIVIDUAL, DETACHED RESIDENCE



**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 Tailors 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. Tailors 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 Tailors 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.