



Connells

Elizabeth Grove
Oakham Dudley

Elizabeth Grove Oakham Dudley DY2 7TG

for sale
£425,000



Property Description

This elegantly presented traditional detached family residence is situated in the highly desirable area of Oakham, nestled within a tranquil cul-de-sac. The property serves as an ideal family home, featuring well-proportioned living areas that provide both spaciousness and versatility. It boasts meticulously maintained interiors, making it perfect for those seeking move-in-ready accommodations. The expansive rear garden offers a serene environment with significant potential for extension, subject to planning permission. Additionally, the home enjoys a prime location, conveniently close to local schools, Dudley College, public transport options, and green spaces, including Warrens Hall Nature Reserve and Dudley Golf Club.

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

Entrance Porch

Double glazed doors to front elevation, double glazed windows to front elevation.

Entrance Hall

Double glazed door to front elevation, stairs to first floor accommodation, central heating radiator, parquet flooring, understairs store cupboard.

Dining Room

Double glazed window to front elevation, central heating radiator, solid wood flooring. french doors to rear elevation leading to lounge.

Lounge

Double glazed french doors to rear elevation leading to garden and patio terrace, Log Burner with feature surround, solid wood flooring.

Cloakroom

low level WC, wash hand basin in vanity unit, horizontal central heating radiator, half height tiling, extractor fan.

Kitchen

A fitted shake style kitchen to include a range of wall and base with roll top work surfaces over, tiling to splashback, inset stainless steel sink and drainer unit with mixer tap over, a range of integrated Neff appliances to include Fridge / Freezer, Double electric oven, five ring gas hob with brushed chrome extractor hood over, Hotpoint integrated dishwasher, breakfast bar, central heating radiator, double glazed French doors to rear elevation leading to patio area.

Utility Roll top work surfaces with space for domestic appliances including washing machine and dryer, wall mounted central heating boiler, double glazed window to side elevation, double glazed door to side elevation.

First Floor

Landing

Double glazed windows to front and side elevation, loft access with ladder and storage cupboard, (potential to convert loft space subject to planning permission)

Bedroom One

Double glazed window to front elevation, central heating radiator, fitted wardrobes and storage units, fitted dressing area with storage.

Bedroom Two

Double glazed window to rear elevation, central heating radiator, fitted sliding door wardrobes.

Bedroom Three

Double glazed window to rear elevation, central heating radiator.

Bathroom

Family bathroom with suite to comprise, corner bath with mixer taps over and shower attachment, wash hand basin in storage vanity unit, low level WC, shower enclosure with mains waterfall shower, paneling, vertical central heating radiator, double glazed window to rear elevation.

Garage

doors to front elevation, power and light

Outside

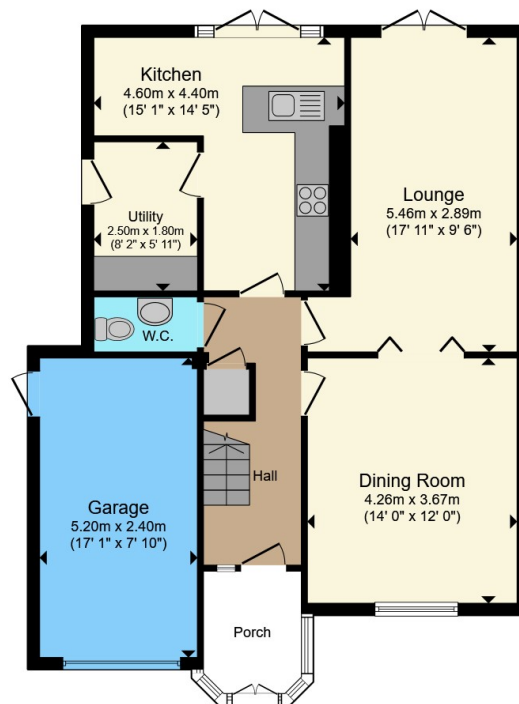
To the front tarmac driveway giving ample off road parking with various shrubs and boarders.

The rear garden is thoughtfully arranged into four distinct, easily accessible flat levels. The first level features a spacious gravel patio that seamlessly transitions into a well-maintained lawn through three gentle steps. The second level, reachable by two shallow steps or a natural path, is adorned with a variety of mature shrubs, including a fig tree and a conference pear tree. Ascending three additional steps leads to the third level, which houses a metal storage shed. The final tier presents an elegant outdoor dining terrace made from plastic composite decking, accompanied by a low-maintenance gravel area. This space is further enhanced by a designated outdoor cooking and stone dining area. Access to the last lawn is facilitated by rustic railway sleeper steps and a gentle man-made slope. Overall, the garden functions as a well-established private orchard, carefully cultivated to yield a generous annual harvest of dessert plums, cooking apples, conference pears, traditional damsons, sweet raspberries, and rare golden berries.









Ground Floor



First Floor

Total floor area 122.7 m² (1,320 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
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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314941



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