



Taylor's

Oakham Road, Oakham, Dudley, DY2 7TQ

Offers In Region Of £575,000

🛏️ 6 🚿 3 🚗 1



A STUNNING & EXPENSIVELY APPOINTED, VASTLY EXTENDED & INDIVIDUALLY DESIGNED, SIX BEDROOM, DETACHED RESIDENCE superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a BEAUTIFULLY PROPORTIONED layout of accommodation, planned over THREE SPACIOUS FLOORS. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Stylish Reception Hall with Glass Balustrade, Attractive & Bay Fronted Sitting Room with Feature Fireplace, Stunning Well Fitted Kitchen with Island, Integrated Appliances & being OPEN PLAN to a Spacious Dining & Family Area, Useful Utility Room, Guests Cloakroom / W.C, Cloaks Cupboard / Store Room with Laundry Space off, Four Well Proportioned First Floor Bedrooms (Bedrooms 1 & 2 both Appointed with Luxury En-Suite Shower Rooms), Gorgeous Well Appointed House Bathroom & Two Further Second Floor Bedrooms. Furthermore, this IMPRESSIVE & WONDERFUL PROPERTY boasts an Extensive Tarmac Driveway which provides OFF ROAD PARKING, Gas Central Heating, Combination of Double Glazed & Stained Glass Windows, Garage and Beautifully Landscaped Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Stylish Reception Hall

Attractive Bay Fronted Sitting Room - 4.36m x 4.24m (14'3" x 13'10")

Stunning Well Fitted Kitchen - 9.93m x 6.84m (32'6" x 22'5")

Useful Utility Room - 4.35m x 2.29m (14'3" x 7'6")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 7.46m x 3.65m (24'5" x 11'11")

En-Suite Shower Room (off Bedroom 1) - 2.17m x 1.76m (7'1" x 5'9")

Bedroom 2 - 6.5m x 3.27m (21'3" x 10'8")

En-Suite Shower Room (off Bedroom 2) - 2.02m x 1.25m (6'7" x 4'1")

Bedroom 3 - 4.38m x 3.03m (14'4" x 9'11")

Bedroom 4 - 2.87m x 2.45m (9'4" x 8'0")

Luxury Well Appointed House Bathroom - 2.83m x 1.7m (9'3" x 5'6")

SECOND / TOP FLOOR

Bedroom 5 - 5.29m x 2.75m (17'4" x 9'0")

Bedroom 6 - 3.22m x 3m (10'6" x 9'10")

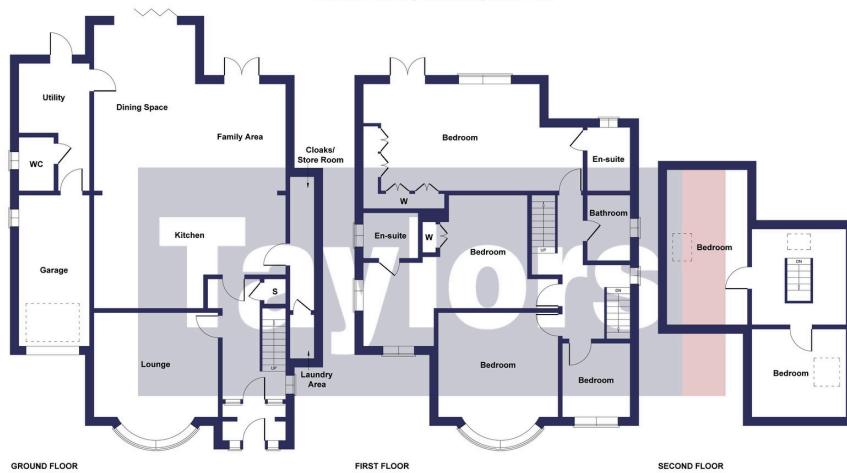
OUTSIDE

Extensive Tarmac Driveway & Garage

Wonderful & Well Maintained Rear Garden

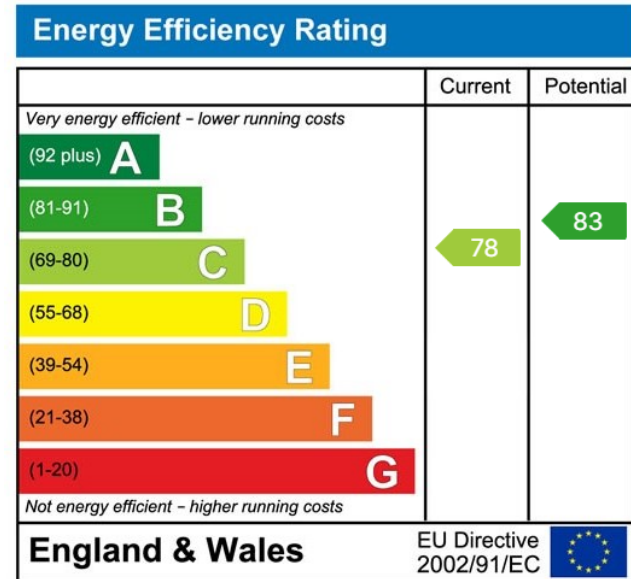
EPC: C. Council Tax Band: D. All main services connected. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. In line 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).





FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- STUNNING, VASTLY EXTENDED & INDIVIDUALLY DESIGNED, DETACHED RESIDENCE
- SIX WELL PROPORTIONED BEDROOMS
- BEDROOMS 1 & 2 BOTH WITH LUXURY EN-SUITE SHOWER ROOMS
- SUPERBLY LOCATED UPON THE SOUGHT AFTER OAKHAM ROAD
- FLEXIBLE ACCOMMODATION IDEALLY SUITED FOR LARGER / EXTENDED FAMILIES
- IMMACULATELY MAINTAINED & BEAUTIFULLY PRESENTED LAYOUT
- GORGEOUS WELL FITTED KITCHEN WITH ISLAND & INTEGRATED APPLIANCES
- STUNNING WELL APPOINTED HOUSE BATHROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- LARGE & IMPRESSIVE TARMAC DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING



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.