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FIND YOUR HOME



17 Oakham Road
Dudley,
DY2 7TA

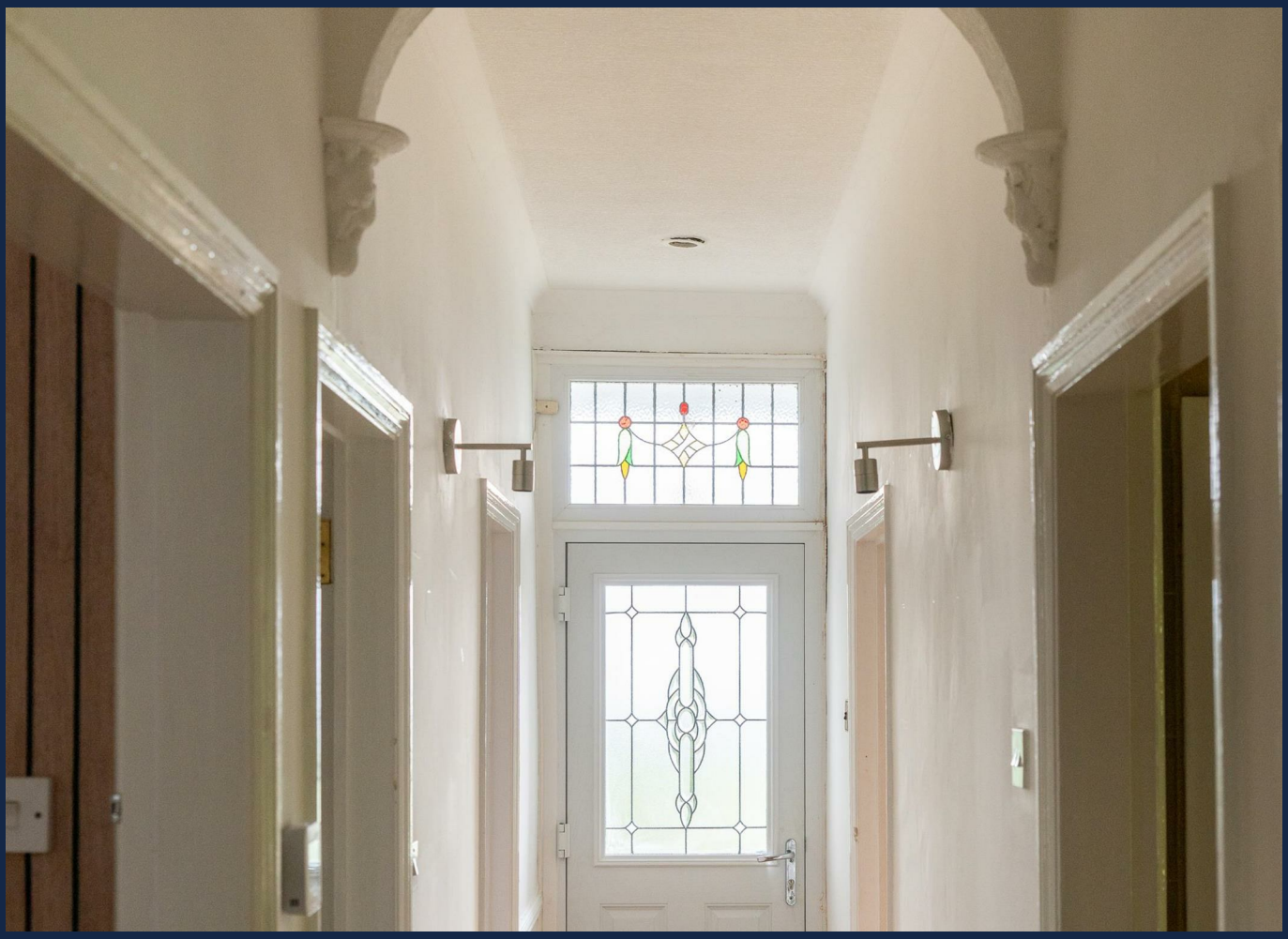
Offers In The Region Of £315,000



Situated in an elevated position with extensive views, this property is an excellent opportunity for growing families. The location is particularly appealing, with Warrens Hall Nature Reserve being just a short distance away, as well as local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hall, a spacious living room with access to a fitted kitchen and utility room (accessed from outside), two large bedrooms and an additional reception room/bedroom four and a family bathroom. On the lower ground floor is a further reception room with direct outside access to the front. On the first floor there is the master bedroom with far reaching views and an en suite shower room. Externally, the property benefits from terraced gardens to front and rear with side access to both side, with off-road parking to the front and steps leading up to the front patio area.

In summary, this detached house on Oakham Road is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious and well-appointed home. JH 2/09/2026 V2 EPC=E





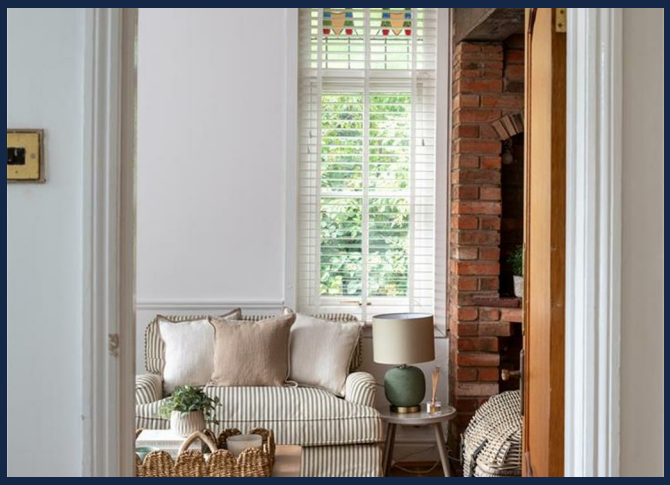
















Approach
Via a tiered frontage with stepped pathway to the double glazed obscured front door and stained glass window into the entrance hall, driveway, lawn area and block paved and slabbed patios.

Entrance hall
Central heating radiator, coving to ceiling, feature arch, stairs to first floor accommodation, doors into three bedrooms, bathroom, lounge and stairs leading to the basement.

Basement 11'9" x 11'9" (3.6 x 3.6)
Double glazed obscured door to the front, cupboard for storage, inset ceiling light points, bar with marble effect surface and wooden surround.

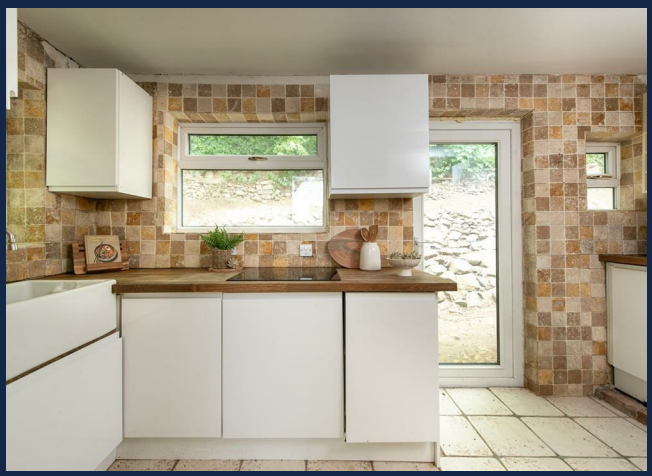
Lounge 10'2" min 10'9" max x 13'9" (3.1 min 3.3 max x 4.2)
Double glazed window to side, central heating radiator, coving to ceiling, ceiling rose, dado rail, door into the kitchen.

Kitchen 5'10" x 13'9" (1.8 x 4.2)
Double glazed window to side, two double glazed windows to rear, double glazed door to rear, gloss wall and base units with wood surface over, butler sink with mixer tap, hob, integrated oven and door way to under stairs storage.

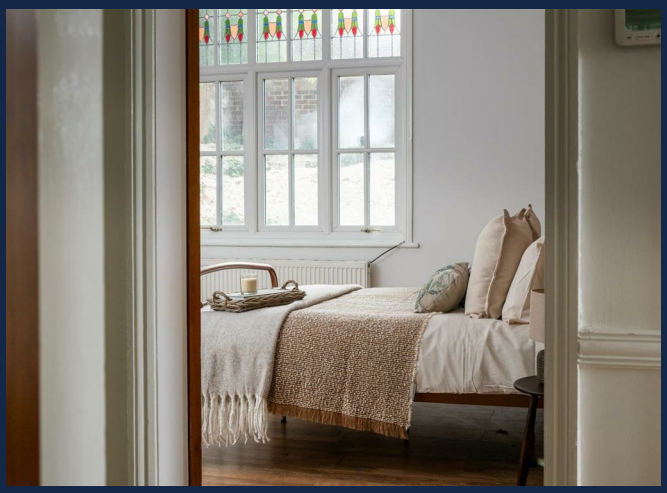


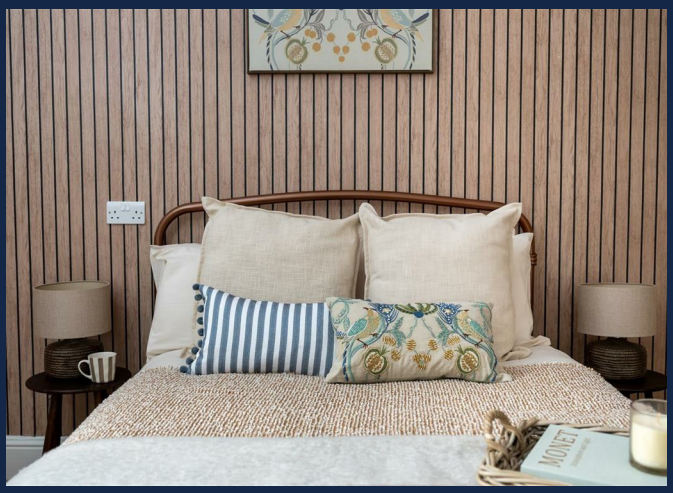











MONET




WILLIAM MORRIS

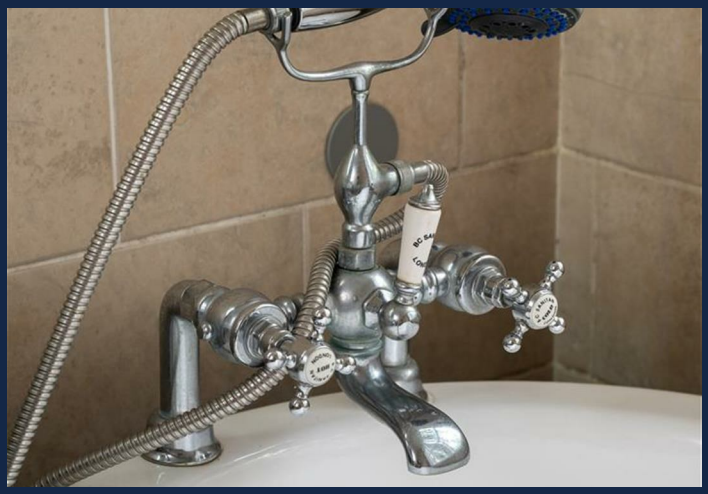






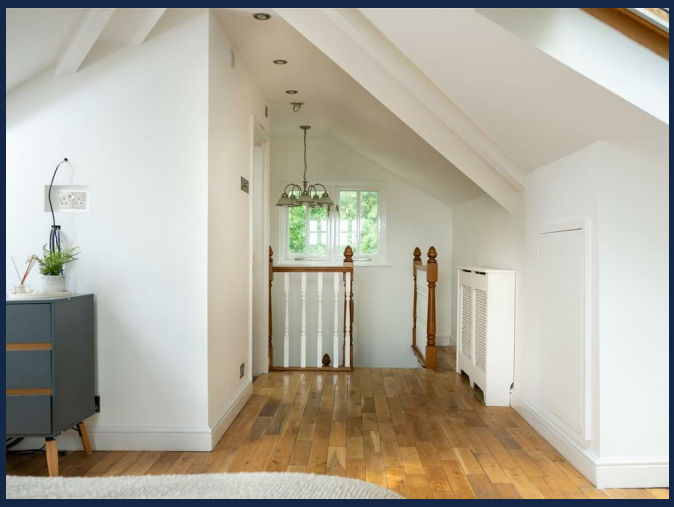









ON THE ROCKS







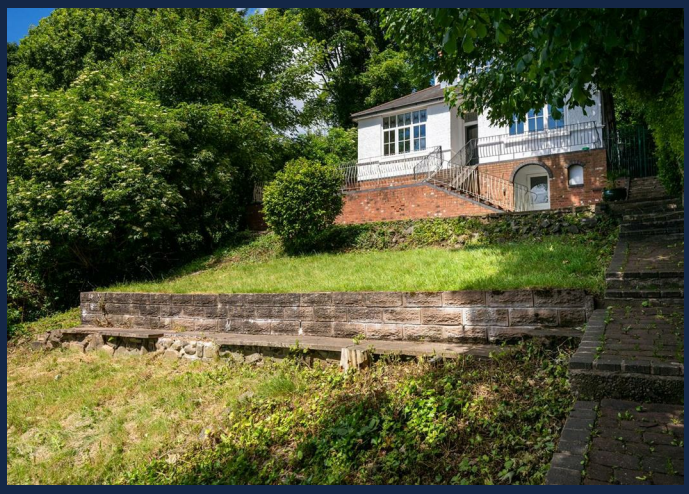

PAUL CÉZANNE
Structural Vision
FIRED EARTH























Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Lounge/bedroom four 13'1" max 12'5" min x 12'1" (4.0 max 3.8 min x 3.7)
Double glazed window to front, double glazed window to side, central heating radiator, coving to ceiling, dado rail, feature open brick wall.

Bedroom two 12'5" x 13'1" (3.8 x 4.0)
Double glazed window to front, double glazed window to side, central heating radiator, coving to ceiling, feature fitted wardrobe, dressing area and drawers.

Bathroom
Stained glass windows to side, central heating towel rail, shower with monsoon head over, w.c., pedestal wash hand basin, free standing bath.

Bedroom three 12'1" min 12'9" max x 13'1" (3.7 min 3.9 max x 4.0)
Double glazed window to side, central heating radiator, coving to ceiling.

Bedroom one 13'1" min 25'3" max x 18'4" (4.0 min 7.7 max x 5.6)
Located on the first floor with double glazed window to front, two double glazed skylights, two central heating radiators, two double opening doors to fitted storage, three cupboards to the eaves, double glazed window to rear, door to en-suite shower room.

En-suite shower room
Double glazed obscured window to rear, walk in shower, vanity set incorporating low level flush w.c. and wash hand basin with mixer tap.

Utility area 5'6" x 9'2" (1.7 x 2.8)
Stable door, double glazed window to rear, central heating boiler, butler sink with mixer tap and work surface over, space for washing machine.

Rear garden
Gate access to the front, concrete path, stone chippings, tiered area with rockery and shrubs, door into utility area.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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