



Taylors

Tansley Hill Road, Oakham, Dudley, DY2 7ER

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A SUPERBLY PROPORTIONED & THOUGHTFULLY EXTENDED, TRADITIONAL & BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE wonderfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS & CHARACTERFUL Layout of accommodation. This VERY WELL ARRANGED & CHARMING PROPERTY offers GROWING FAMILIES an EXCITING OPPORTUNITY to purchase a FANTASTIC FAMILY HOME, which is NICELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Practical & Flexible Family Living, Extended Ground Floor Accommodation & a Hugely Desirable Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the ACCOMMODATION of offer, which in brief comprises: Welcoming Reception Hall, Tremendously Spacious & Bay Fronted Through Lounge with Dining Area, Further / Separate Reception Room, Extended & Well Fitted Breakfast Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Bathroom. Externally with Large & Impressive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Beautifully Maintained Fore Garden, Good Sized Garage and Secluded Rear Garden with Generous Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Extended & Well Fitted Breakfast Kitchen - 6.03m x 2.66m (19'9" x 8'8")

Spacious & Bay Fronted Through Lounge with Dining Area - 8.36m x 3.79m (27'5" x 12'5")

Further / Separate Reception Room - 3.04m x 3m (9'11" x 9'10")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 4.31m x 3.88m (14'1" x 12'8")

Bedroom 2 - 4.05m x 3.79m (13'3" x 12'5")

Bedroom 3 - 2.8m x 2.31m (9'2" x 7'6")

Well Appointed House Bathroom - 2.37m x 1.95m (7'9" x 6'4")

OUTSIDE

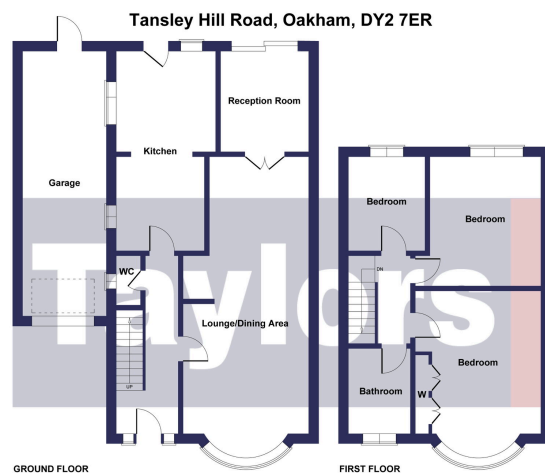
Impressive Driveway & Good Sized Garage

Well Maintained Fore Garden

Large & Secluded Rear Garden

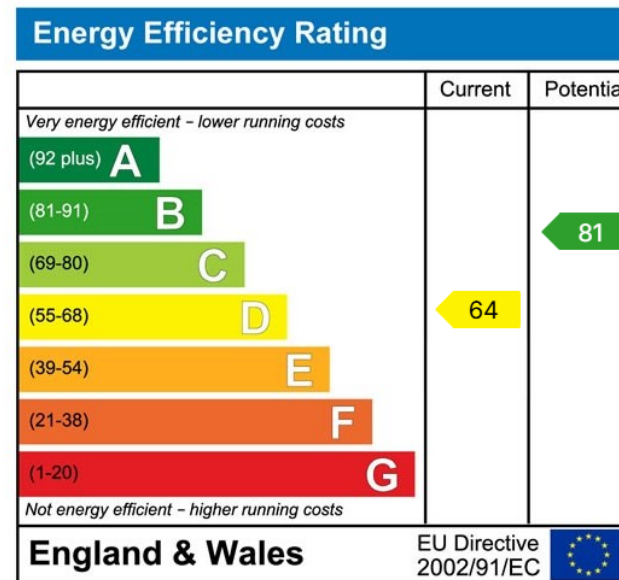
EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type with Gas Central Heating and a Combination of Timber & UPVC Double Glazing (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.





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 misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- SUPERBLY PROPORTIONED & THOUGHTFULLY EXTENDED, DETACHED RESIDENCE
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXTENDED & WELL FITTED BREAKFAST KITCHEN
- SECLUDED & BEAUTIFULLY MAINTAINED REAR GARDEN
- WONDERFULLY SITUATED WITHIN THE SOUGHT AFTER AREA OF OAKHAM
- PERFECT FOR GROWING FAMILIES SEEKING A FANTASTIC FAMILY HOME
- EXTENSIVE DRIVEWAY, LOVELY FORE GARDEN & GOOD SIZED GARAGE
- INCREDIBLY SPACIOUS THROUGH LOUNGE DINER & SEPARATE / FURTHER RECEPTION ROOM



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.