



Oakham Road, Dudley DY2 7TQ

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EXCLUSIVE



## Oakham Road, Dudley DY2 7TQ

A stunning example of a beautifully presented and exceptionally appointed three bedroom detached family home positioned in this sought after location. Having been immaculately maintained by the current sellers; the property briefly comprises a welcoming entrance hall beyond the useful porch, complete with wood flooring the property continues into a generous-size sitting dining room with large bay window and feature log burning stove, separate spacious sun room with bi-fold doors opening to the rear garden, useful office space and an impressive modern fitted kitchen with various in-built appliances and skylight windows. Completing the property adding an essential sense of practicality is a separate utility and ground floor cloakroom and large integral garage. Continuing upstairs leads to three well proportioned bedrooms, two complimented with fitted wardrobes, and a family bathroom. A beautifully maintained expansive lawned garden featuring a variety of thoughtfully positioned seating areas, ideal for outdoor entertaining and relaxation, complemented by a practical garden shed offering excellent storage space. Additional benefits include being closely located to a variety of nearby amenities with multiple shops and transport links, reputable schools and open green areas. This property is a stunning family home and must be viewed to appreciate what's on offer.





### **The Front of The Property**

There is a tarmac driveway, roller door to garage, double glazed door to utility, and a double glazed door to porch.

### **Porch**

With a double glazed door leading from the front of the property, door to entrance hall and a double glazed door to front.

### **Entrance Hall**

With a door leading from the porch, doors to various rooms, under stairs storage cupboard, further cloak cupboard, stairs to first floor landing and a central heating radiator.

### **Sitting/Dining Room**

26'10" x 11'9"

With a door leading from the entrance hall, feature fireplace with log burner, wall panelling, bay to front with double glazed windows, door to sun room, and two central heating radiators.

### **Sun Room**

16'8" x 11'5"

With a door leading from the sitting/dining room, door to office, skylight above, bi fold doors to garden and a central heating radiator.

### **Office**

11'9" x 6'2"

With a door leading from the sun room, door to garage, patio doors to garden and a central heating radiator.



### **Garage**

26'2" x 8'10"

With a roller door from the front, power and lighting, and a door leading to the office.

### **Kitchen**

21'11" x 10'2"

With a door leading from the entrance hall, a range of matching wall and base units, one and a half matte sink drainer, tiled splashback, double oven, electric hob with vent above, integrated dishwasher, space for American style fridge, double glazed window to the rear, lantern skylight, patio doors leading to the rear garden, recessed spotlights and a central heating radiator.

### **Utility Room**

With a door leading from the kitchen, plumbing for washing machine, space for dryer, wall units, door to cloakroom and double glaze door to garden.

### **Cloakroom**

With a door leading from the utility room, W/C, hand wash basin into vanity unit, tiled splashback and a central heating radiator.

### **Landing**

With stairs leading from the entrance hall, doors to various rooms, loft access, and a double glazed window to side.

### **Bedroom One**

14'1" x 11'9"

With a door leading from the landing, built in wardrobes, bay to front with double glazed windows, double glazed window to side and a central heating radiator.



### **Bedroom Two**

12'5" x 11'5"

With a door leading from the landing, built in wardrobes, bay to rear with double glazed windows and a central heating radiator.

### **Bedroom Three**

8'6" x 9'10"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

### **Shower Room**

With a door leading from the landing, corner shower unit, tiled splashback, recessed spotlights. and a central heating radiator.

### **Bathroom**

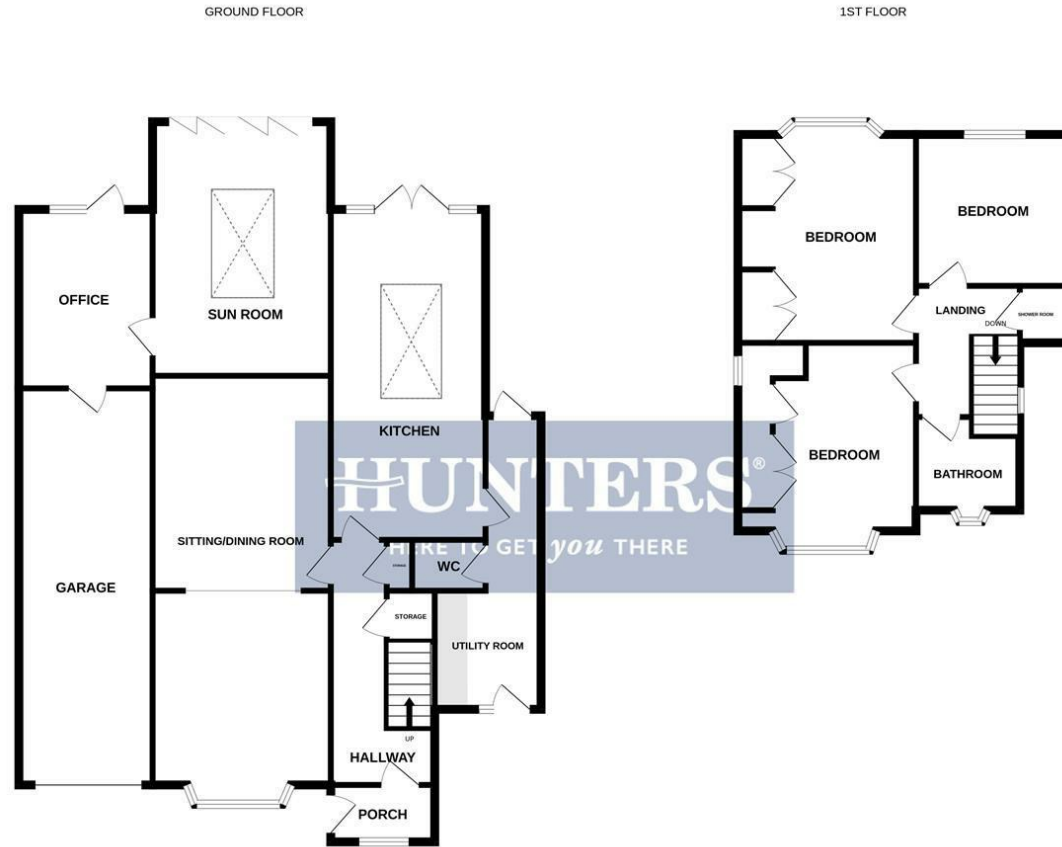
5'2" x 6'2"

With a door leading from the landing, W/C, hand wash basin into vanity unit, tiled splashback, shower over bath, shower screen, double glazed window to front and a chrome heated towel rail.

### **Garden**

With various doors leading from the property, wooden decking providing seating area, stairs leading to rear lawn, further decking, summerhouse with bar and storage, wooden pergola with slab patio providing bar and storage, decorative chipping stones and shrubbed borders.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	64
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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