



Connells

Oakham Crescent
Dudley

Oakham Crescent Dudley DY2 8AJ

for sale
£425,000



Property Description

Connells are pleased to introduce a traditional detached family residence that serves as an ideal family home. This property features a rear extension and a converted loft space, providing both spacious and versatile living areas. Situated in a cul-de-sac and occupying a corner lot, it includes off-road parking, a pleasant rear garden, and a detached garage. Additionally, it boasts a prime location near Dudley town, Dudley College, local transport links—including the upcoming tram line—green spaces such as Buffery Park, and various local schools.

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

Entrance Hall

Double glazed door to front elevation, double glazed windows to front elevation, central heating radiator, stairs to first floor.

Lounge

14' 6" into bay x 11' 7" (4.42m into bay x 3.53m)

Double glazed bay window to front elevation, central heating radiator, gas fire with feature surround.

Kitchen/ Playroom

28' x 17' (8.53m x 5.18m)

A fitted shaker style kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, integrated electric oven, gas hob with extractor hood over, integrated dishwasher, washing machine, space for domestic appliances, double glazed windows to rear and side elevations.

Playroom/ seating area having double glazed french doors to rear elevation leading to garden, archway leading to dining room.

Dining Room

10' 8" x 8' 11" (3.25m x 2.72m)

French doors to front elevation leading to lounge, central heating radiator.

First Floor

Landing

stairs to second floor accommodation.

Bedroom One

11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed window to front elevation, fitted wardrobes, central heating radiator.

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to rear elevation,

central heating radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

Double glazed window to front elevation, central heating radiator.

Bathroom

8' 9" x 8' 6" (2.67m x 2.59m)

Suite to comprise bath, separate shower enclosure, low level WC, wash hand basin in vanity unit, heated towel rail, double glazed window to rear elevation.

Second Floor

Loft Conversion/ Bedroom Four

19' 2" x 17' 1" (5.84m x 5.21m)

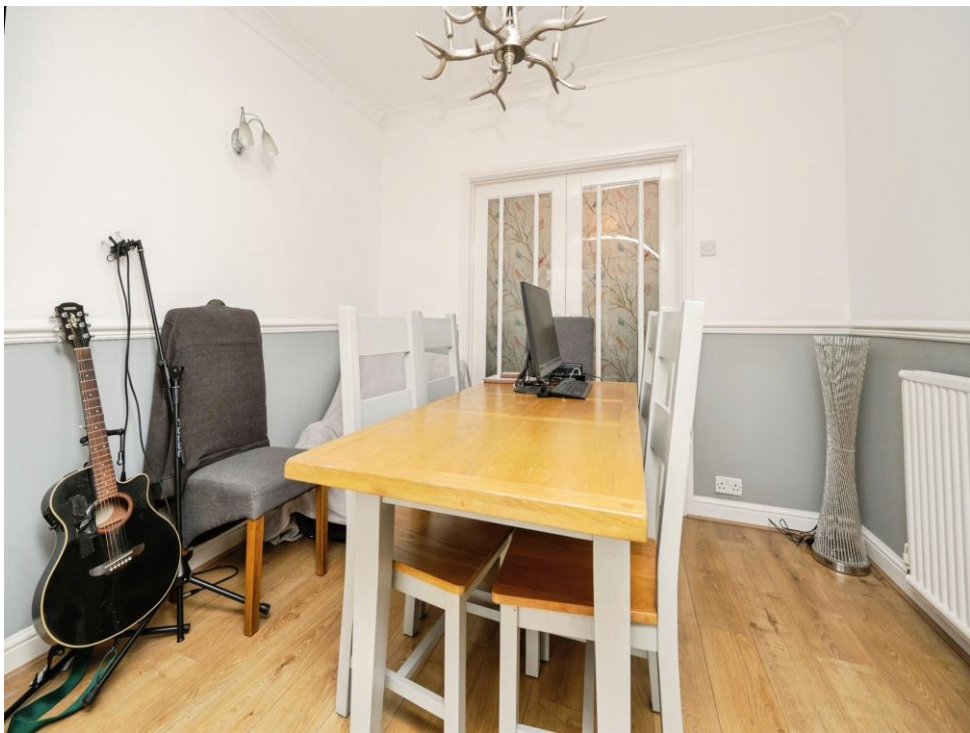
Sky light windows to rear and side elevations, double glazed window to side elevation, central heating radiator, restricted head height to eaves.

Outside

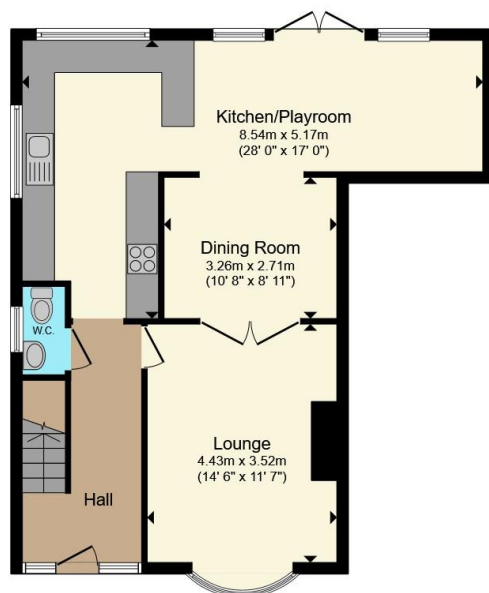
To the front driveway giving off road parking, lawn area, side access to rear garden.

Rear garden having paved patio area, step down to further lawn area, various shrubs and borders, detached garage.

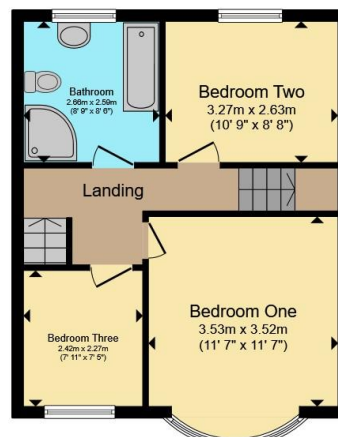




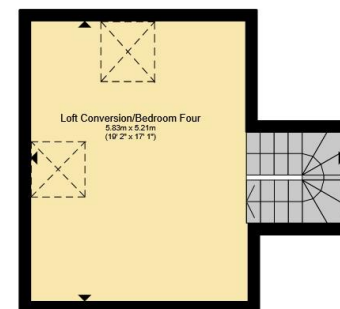




Ground Floor



First Floor



Second Floor

Total floor area 130.8 m² (1,408 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

To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: E Council Tax
Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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