



## Tansley Hill Road, Oakham

Dudley DY2 7ER

Offers Around £325,000

A spacious detached house with four double bedrooms. This property is located in the sought after 'Oakham' area of Dudley being near to public transport links and a short drive to Junction 2 of the M5.

This property has excellently presented accommodation and has the added benefit of NO UPWARD CHAIN. The property comprises of: Entrance hall, living room, dining room, fitted breakfast kitchen, ground floor cloak room, four double bedrooms, en-suite to the master and family bathroom, large front driveway, garage and rear garden.



# Property Features

- Four Double Bedrooms
- Two Reception Rooms
- Detached
- Well Presented
- Master with En-suite Shower
- Throughout
- Garage
- Great Location
- Modern Kitchen
- No Onward Chain

## Full Description

### Hall Way

Having stairs rising to the first floor, wood floor, gas central heating radiator, ceiling light and doors leading to:

### Lounge

18' 7" x 11' 2" (5.68m x 3.41m) Having double glazed French doors to the rear, feature fireplace housing gas fire, wood floor, coving to ceiling, ceiling light and double doors leading to:

### Dining Room

11' 3" x 11' 2" (3.43m x 3.40m) bay. Having double glazed window to the front, gas central heating radiator, wood floor and ceiling light.

### Breakfast Kitchen

15' 8" x 11' 5" (4.78m x 3.48m). Having double glazed window and French door to the rear, double glazed door to the side, gas central heating radiator, matching wall and base units with roll edge work surface, sink drainer with taps over, island housing base cupboards, integrated electric double oven, five ring gas hob, American style fridge/freezer, microwave and coffee maker, space for domestic appliances and ceiling spots.

### Cloakroom

Having low level w.c, wash hand basin with tiled splash backs and fully tiled walls and ceiling light.

### Landing

Having loft access, ceiling light and doors leading to:

### Bedroom One

12' 8" x 12' 9" (3.86m x 3.88m). Having double glazed window to the front, gas central heating radiator, two fitted wardrobes, ceiling light and door leading to:

### En-Suite

Having double glazed window to the front, heated towel rail, low level w.c, pedestal wash hand basin with tiled splash backs and part tiled walls, shower cubicle housing shower and ceiling light point.

### Bedroom Two

13' 8" x 7' 7" (4.16m x 2.31m). Having double glazed window to the front and rear, gas central heating radiator and ceiling light point.

### Bedroom 3

10' 1" x 8' 7" (3.08m x 2.62m). Having double glazed window to the rear, gas central heating radiator and ceiling light point.

### Bedroom Four

10' 1" x 9' 9" (3.07m x 2.97m). Having double glazed window to the rear, gas central heating radiator, fitted wardrobe and ceiling light.

### Bathroom

Having double glazed window to the side, heated towel rail, low level w.c, pedestal wash hand basin with tiled splash backs and part tiled walls. bath with shower over and ceiling light point.

### Loft Room

Having double glazed velux style window, gas central heating radiator and ceiling light point.

### Garage

16' 5" x 8' (5.01m x 2.45m) Electric operated up and over garage door.

### Garden

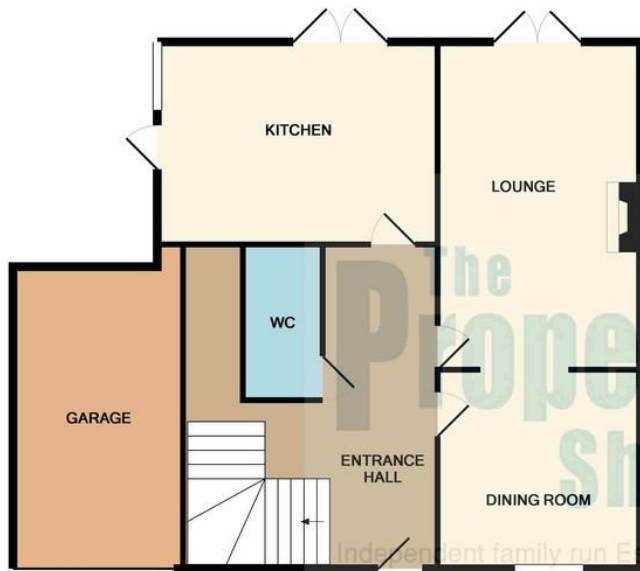
Having paved patio area with two further decked area, lawn with various plants and shrubbery.







A beautiful family home in a fantastic location

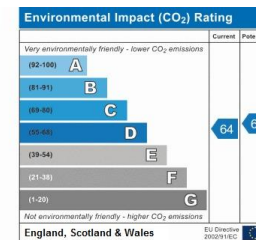
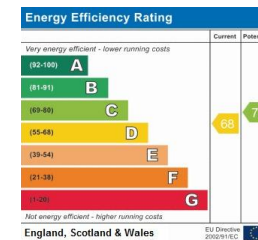


GROUND FLOOR



1ST FLOOR

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  
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