



6 Hillmeads Drive  
Oakham, Dudley, DY2 7TS

**Taylors**

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## 6 Hillmeads Drive Oakham, Dudley

### Offers in the region of £

A wonderfully presented DETACHED property situated in the extremely popular OAKHAM area of Dudley. This good-sized family home benefits from gas central heating and double glazing and also boasts a spacious entrance hall, well-appointed living room, dining room, breakfast kitchen, study, guest W/C, utility, FOUR BEDROOMS, ensuite to master, family bathroom, fantastic enclosed rear garden, double garage with driveway to front. VIEWING ESSENTIAL to fully appreciate this OUTSTANDING home.

#### **IMPOSING HALLWAY**

Stairs to first floor accommodation, obscure double glazed windows and doors to front, built in storage cupboard and doors leading to:

#### **LIVING ROOM 19'0" into bay x 11'11"**

Having feature fireplace, coving to ceiling, double radiator, double glazed bay window to front and French doors leading to:

#### **DINING ROOM 13'3" x 10'9"**

Double radiator and double glazed sliding doors to rear.

#### **BREAKFAST KITCHEN 11'8" x 9'1"**

Having a range of wall base and drawer units, roll edge work tops, one and a half sink drainer and mixer taps, integrated double oven hob and extractor, tiled splash backs, double glazed window to rear, breakfast bar, double radiator and archway through to:

#### **UTILITY 6'4" x 6'4"**

Roll edge work surfaces, plumbing for washing machine, space for fridge and freezer, double glazed window to side and gas central heating boiler and door leading to rear garden.

#### **STUDY/BEDROOM 7'1" x 6'0"**

Radiator, double glazed window to side .

#### ***OUTSIDE:***

#### **DOUBLE GARAGE 17'3" x 16'9"**

Two up and over garage doors, two obscure glazed windows to side and door leading to rear garden.

#### **STUNNING ENCLOSED REAR GARDEN**

Paved patio, raised paved patio seating area, mature shrub and flower borders, vegetable patch with rest laid to lawn.

#### ***GENERAL INFORMATION***

#### **TENURE**

The vendors advise the property is **Freehold**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

#### **SERVICES**

We are advised that gas, electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

#### **CENTRAL HEATING**

The property is radiator centrally heated by a Icos Ideal boiler which also provides hot water.

### GUEST WC 6'2" x 3'3"

Pedestal wash basin, tiled splash backs, obscure double glazed window to side, radiator.

### FIRST FLOOR:

#### LANDING

Loft access, airing cupboard and doors to:

#### BEDROOM ONE 14'9" x 11'11"

Having a range of fitted wardrobes and drawer units, double radiator, double glazed window to front and door leading to:

#### EN SUITE 7'5" x 4'7"

Shower cubicle, low level WC, pedestal wash basin, double radiator, tiled walls, obscure double glazed window to front.

#### BEDROOM TWO 13'1" x 10'6"

Laminate wood flooring, radiator and double glazed window to rear.

#### BEDROOM THREE 9'2" x 9'1"

Radiator and double glazed window to rear.

#### BEDROOM FOUR 9'3" x 7'8"

Radiator, double glazed window to front.

#### BATHROOM 6'10" x 6'3"

Suite comprising of panel bath with screen and main shower over, pedestal wash basin, low level WC, tiled splash backs, radiator and obscure double glazed window to rear.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price. Other items may be available by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

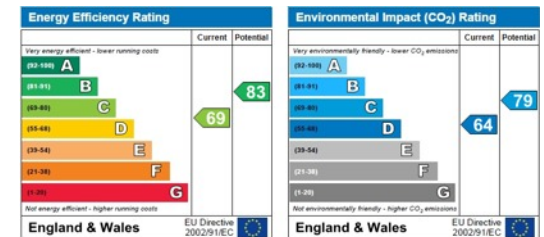
**VIEWING:** By arrangement through **SEDGLEY OFFICE 01902 880888**

### CONSUMER PROTECTION REGULATION 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation or any points.

### 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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



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MISREPRESENTATION ACT 1967

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