



EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN EXCESS OF

£350,000

Oakham Crescent

Dudley, DY2 8AJ

PROPERTY SUMMARY

A large period three bedroom semi-detached family house within this sought after cul-de-sac address in Dudley. Well placed for local amenities, including the Merry Hill shopping complex, the property offers an impressively spacious layout, which is in need of updating and provides immense potential for extension and improvement (extension subject to planning consent). The property includes two reception rooms, three double bedrooms, a large driveway with plenty of off-road parking, a garage and a good sized and attractively laid out rear garden. Available with no upward chain.

3



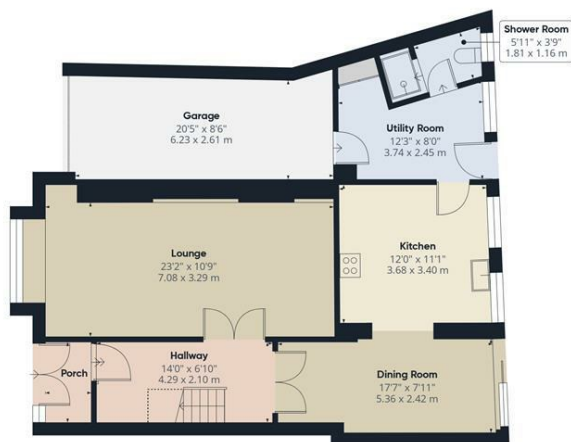
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2







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1577 ft²
146.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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