



10 Dingle Road  
Oakham, Dudley,  
West Midlands DY2 8AQ

*Guide Price £260,000*

*...doing things differently*



**SUPER SEMI WITH NO UPWARD CHAIN.** This recently redecorated and modernised three bedroom semi detached family home has high quality move in ready accommodation at this popular residential address. The property comprises of large driveway to front, entrance hall, open plan lounge diner, kitchen, downstairs w.c. and garage. To the first floor are three bedrooms and house bathroom, a loft room above and finally a beautifully maintained garden to the rear making this property a must view. LA 4/5/22 V1 EPC=E



**Lex Allan Grove loves...**  
the large lounge diner







## Approach

Via tarmac driveway offering parking for a number of cars giving access to:

### Entrance hall

With double glazed door to front, central heating radiator, stairs to first floor accommodation.

### Lounge diner 9'2" min 11'1" max x 28'2" (2.8 min 3.4 max x 8.6)

Double glazed bay window to front, double glazed doors to rear, log burner, central heating radiator.

### Kitchen 8'6" x 13'1" (2.6 x 4.0)

Double glazed window to rear, central heating radiator, range of wall and base units with work surface over incorporating sink and mixer tap, gas hob with extractor hood over, integrated oven, fridge and freezer, space and plumbing for washing machine, tiled flooring and splashbacks.

### Downstairs w.c.

With low level w.c., wash hand basin, tiled splashbacks and extractor fan.

### Garage 14'1" x 6'6" (4.3 x 2.0)

With metal roller door to front.

### First floor landing

Double glazed window to side, doors radiating to:





**Bedroom one 11'1" x 9'2" min 9'10" max (3.4 x 2.8 min 3.0 max)**

Double glazed bay window to front, central heating radiator, built in wardrobe.

**Bedroom two 11'5" x 8'10" (3.5 x 2.7)**

Double glazed window to rear, central heating radiator, built in wardrobe.

**Bedroom three 6'10" x 6'6" (2.1 x 2.0)**

Double glazed window to front, central heating radiator.

**House bathroom**

Heated towel rail, bath with mixer tap over, double glazed window to rear, wash hand basin with mixer tap over, low level w.c., tiling to splashbacks.

**Rear garden**

Slabbed patio area, metal railings and gate opening on to lawn, beds housing various plants and shrubs, raised astro turf and patio area and all with fencing to enclose.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

**Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

**Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for

recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

**Council Tax Banding**

Tax Band is C.