





****ABODE are delighted to offer for sale this extended and beautifully presented three-bedroom detached family home, occupying an enviable corner position within Oaklands Close.**** The property enjoys a private driveway, integral garage and a superb south-facing rear garden, all within easy reach of the Canal and the amenities at Fradley Junction.

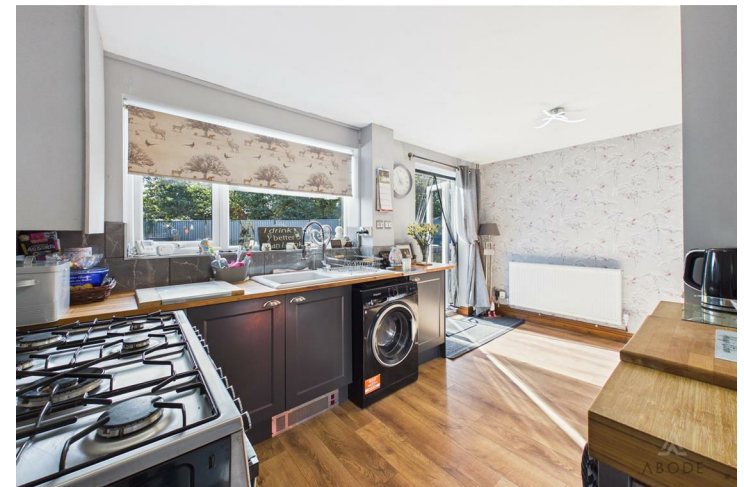


Accommodation

A welcoming porch opens into the entrance hall, which leads through to the heart of the home: an impressive open-plan living space. The lounge, dining area and kitchen combine to create a bright, sociable setting for family life and entertaining, with double doors opening directly onto the rear garden. The kitchen includes a useful pantry, while a versatile side extension provides a utility/home-office space with access to the integral garage. A boot room completes the ground-floor accommodation and leads out to a separate enclosed gravelled area.

To the first floor are three bedrooms and a family bathroom. The principal and second bedrooms provide comfortable double accommodation, while the third bedroom offers flexibility for a nursery, dressing room or study.

Externally, the property stands on a generous corner plot. To the front is a private driveway with a raised planted bed and hedged/fenced boundaries, together with access to the single integral garage. Gated side access leads to a useful storage area, while the rear garden is a real highlight: south-facing, lawned and pleasantly private, with established borders and a charming open-sided timber seating area—perfect for outdoor entertaining. There is also a fully enclosed gravelled garden area with lighting.

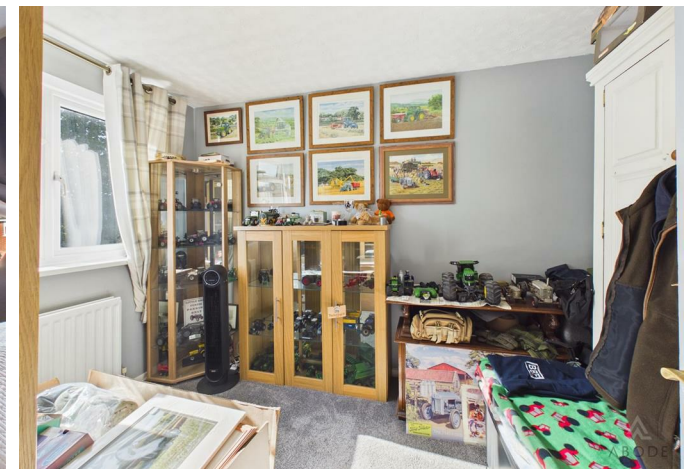
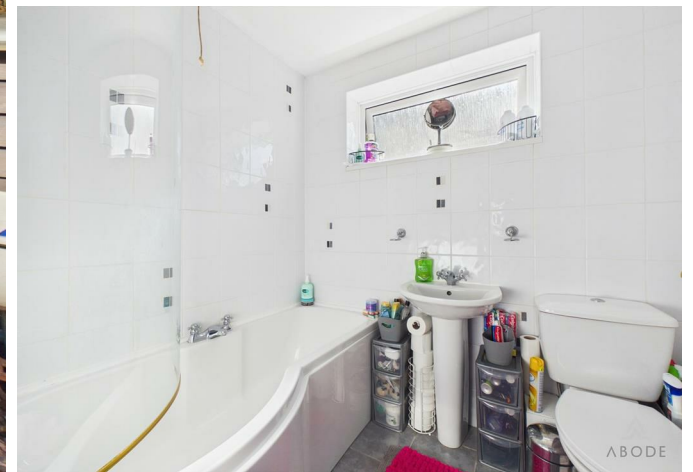


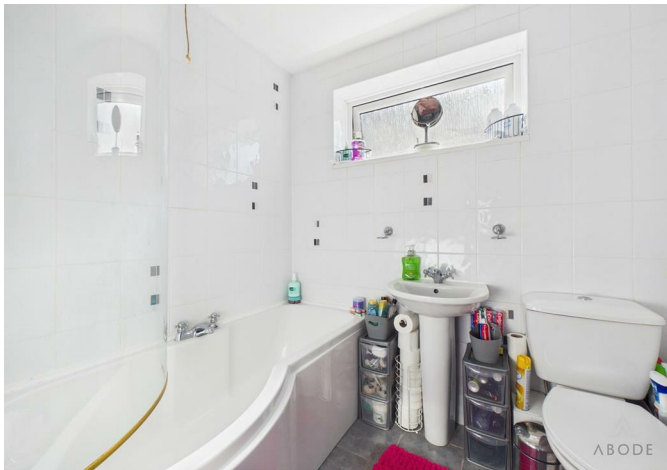












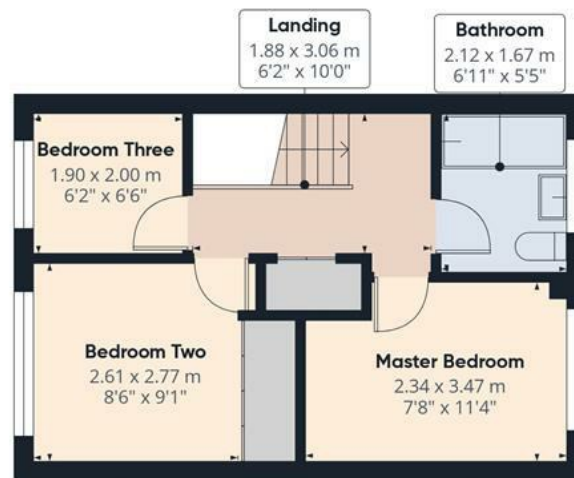


Floor 0

Approximate total area⁽¹⁾

77.9 m²

839 ft²



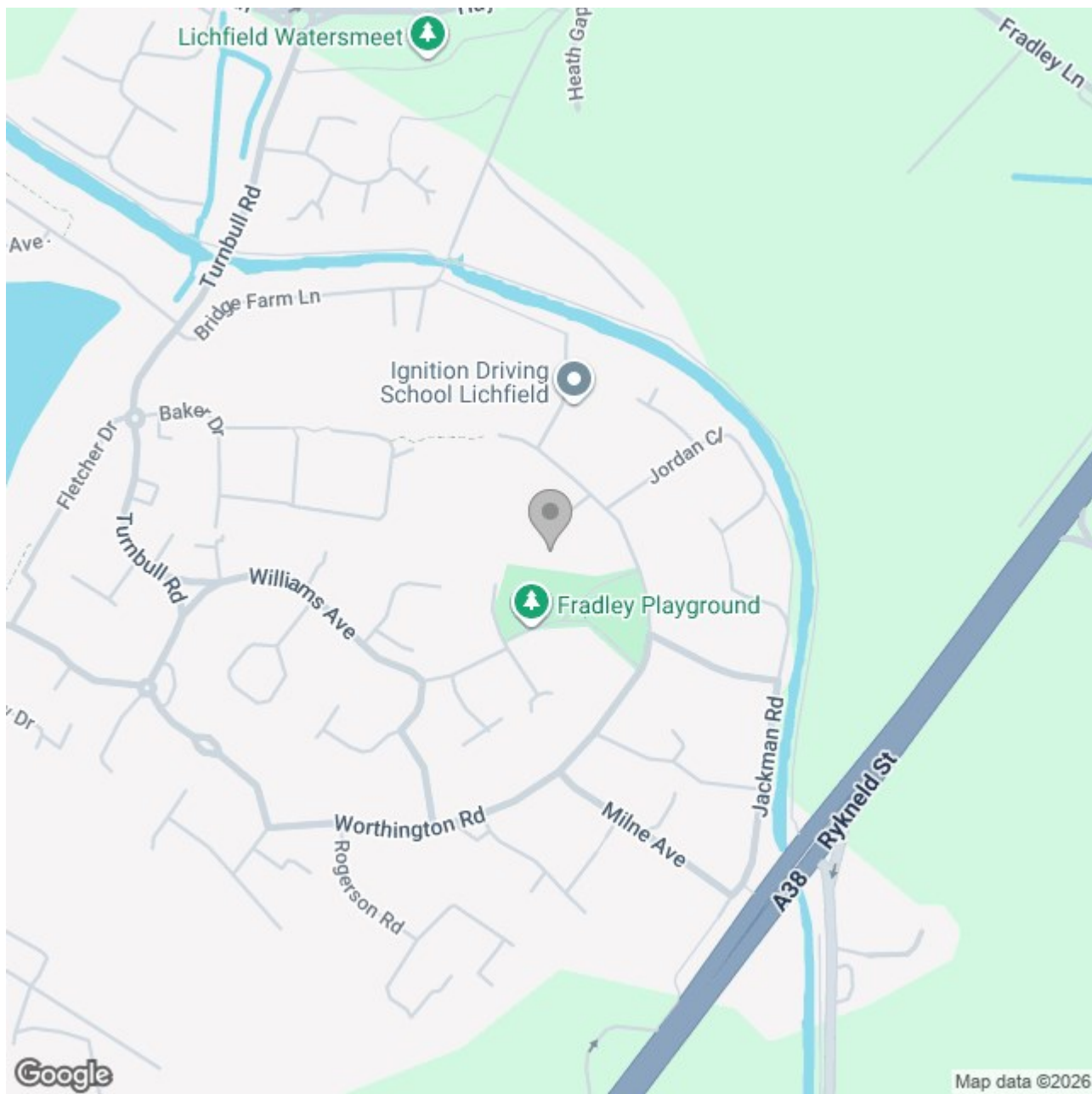
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





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 	