



## Crag View Close, Oughtibridge, S35

Asking Price £190,000

- NO ONWARD CHAIN - FREEHOLD
- OPEN PLAN BREAKFAST KITCHEN DINER
- MODERN FAMILY BATHROOM
- GREAT THREE BEDROOM SEMI DETACHED HOME
- LOUNGE WITH PICTURE WINDOW
- GARDENS TO THREE SIDES
- CUL DE SAC POSITION
- THREE GOOD SIZED BEDROOMS
- COUNCIL TAX BAND A - £1,440.86 PA



# Crag View Close, Oughtibridge, S35

**\*\* NO CHAIN \*\* PERFECT FIRST TIME BUYER OPPORTUNITY \*\* PRIVATE CORNER PLOT POSITION \*\*** New to the sales market is this great three bedroom semi detached home. Occupying a good sized corner plot with communal greens to the front of the property. Set in Oughtibridge village and laying within the catchment for good local schools and close to the varied and extensive village amenities. The property briefly comprises of; Entrance hallway; Light and airy lounge; Recently fitted open plan kitchen diner with peninsula breakfast bar and good sized dining area; Three bedrooms; Recently fitted modern family bathroom; Gardens to the front, side and rear; Brick built outbuilding;



Council Tax Band: A



## **ENTRANCE HALLWAY**

A composite part obscure glazed leaded door opens into the welcoming hallway. Having; Wood effect vinyl flooring; Central heating radiator; Ceiling light point; Coat hanging fitment; Telephone point; Power sockets; Stairs rising to the first floor; Solid doors to the lounge and kitchen dining room;

## **LOUNGE**

12'10" x 12'6"

The lounge is flooded with natural light via the large uPVC double glazed picture to the front elevation. Also having; Carpet flooring; Ceiling light point; Central heating radiator; Aerial and power sockets;

## **BREAKFAST KITCHEN DINING ROOM**

18'9" x 9'2"

Recently renovated to remove the wall between the kitchen and dining room to create this great open plan living space. Fitted with a range of white gloss kitchen units with soft close doors and drawers and wood effect roll top work surfaces; Breakfast bar peninsular with integrated four ring hob and electric oven; Space and plumbing for appliances; Single sink and drainer with mixer tap; White gloss tiled splash backs; Wall mounted boiler set into wall unit; Recessed ceiling spotlights; Grey wood effect vinyl flooring; Dining area; Central heating radiator; uPVC double glazed windows from the kitchen and the dining areas to the rear elevation, with woodland views; Solid door to under stairs pantry storage; Half obscure glazed entrance door to the side elevation; Power sockets;

## **STAIRS RISING TO FIRST FLOOR**

## **BEDROOM ONE**

12'10" x 12'6"

(Measurement taken to the widest point)

Bedroom one has; Carpet flooring; uPVC double glazed window, with vertical blind,

to the front elevation; Central heating radiator; Ceiling light; Power and aerial sockets;

## **BEDROOM TWO**

12'6" x 9'3"

(Measurement taken to the widest point)

Bedroom one has; Carpet flooring; uPVC double glazed window to the rear elevation; Built in cupboard storage; Central heating radiator; Ceiling light; Power and aerial sockets;

## **BEDROOM THREE**

8'8" x 8'2"

(Measurement taken to the widest point)

Bedroom three has; Carpet flooring; uPVC double glazed window, with vertical blind, to the front elevation; Built in deep cupboard storage; Central heating radiator; Ceiling light; Power and aerial sockets;

## **FAMILY BATHROOM**

The recently fitted family bathroom is contemporary in design and has; A white suite comprising of 'L' shaped bath with wall mounted shower and side screen door, pedestal wash basin and low level wc with push button flush; Vertical heated towel rail; Grey gloss 'brickwork' style tiling to the wet areas; Recessed ceiling spotlights; uPVC obscure double glazed windows to the rear and side elevations; Vinyl flooring;

## **LANDING AND STAIRS**

With; Carpet flooring; uPVC double glazed window to the side elevation; Loft hatch access; Ceiling light point; Power sockets; Solid doors to all rooms;

## **FRONT GARDEN**

The front garden has lawn and pebble beds with a side path to the ramp and handrail leading to the canopied front entrance door. A low stone wall with iron gate opens to give path access to the side garden and on to the tall secure gate to the rear entrance and garden. Having lighting to either side of the front entrance door.



## **SIDE AND REAR GARDENS**

The triangular side garden is laid to lawn and has fence borders. The rear paved garden has low maintenance pebble beds and fence borders with woodland views beyond. A brick built out building offers two useful storage rooms, with space for kitchen appliance's, if required as such.

## **ADDITIONAL DETAILS**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.







## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 