



Station Lane, Oughtibridge, S35

Asking Price £245,000

- VIEWING ESSENTIAL
- CLOSE TO EXCELLENT LOCAL AMENITIES
- BRAND NEW ROOF WITH 10 YEAR GUARANTEE
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- ALLOCATED PARKING

- BEAUTIFUL SURROUNDING WOODLAND VIEWS
- SUPERB THREE BEDROOM COTTAGE
- FREEHOLD - COUNCIL TAX BAND A - £1469.35pa

Station Lane, Oughtibridge, S35

****VIEWING ESSENTIAL - GREAT THREE BEDROOM MID TERRACED PROPERTY**** This charming three bedroom property is situated in the ever popular village of Oughtibridge. Located on a quiet cul de sac and surrounded by stunning woodland views and walks, with just a short stroll to Coronation Park and the varied local amenities. This beautifully presented and maintained family home offers the buyers the chance to settle straight in and enjoy their new property from the off. Benefiting from a brand new roof, with a 10 year guarantee. The property briefly comprises of; Entrance porch; Kitchen dining room; Lounge; Conservatory; Basement occasional room and en suite; Two good sized first floor bedrooms; Family bathroom; Attic bedroom three; Spacious rear garden; Three allocated parking spaces;



Council Tax Band: A



ENTRANCE PORCH

This useful space has; Part obscure glazed entrance door; uPVC double glazed windows to both side elevations; Tiled flooring; Wall light point; Part obscure glazed door into the Kitchen dining room;

KITCHEN DINING ROOM

Comprising of; A good range of cream wall, base and drawer units, with Oak work tops; Integrated fridge/ freezer and dishwasher; Single sink and drainer with mixer tap; Cream and chrome dual fuel range cooker from Rangemaster, with 2 ovens and a grill; Five ring burner gas and electric hob; Wood effect laminate flooring; Under unit lighting; Brickwork style tiled splashbacks; Area for a dining table and chairs; Ceiling light point; uPVC double glazed window to the front elevation; Open plan stairs to the first floor; Gated understairs recess, ideal for the family pet bed or storage; Open access to the lounge;

LOUNGE

This warm and cosy lounge has; Feature multi fuel burning fire; uPVC window into the conservatory; Wood effect flooring; Ceiling light point; Central heating radiator; Glazed double doors into the conservatory;

CONSERVATORY

Having; Superb elevated views of the surrounding countryside; uPVC double glazed windows to all aspects; Stacked unit with space and plumbing for a washing machine and tumble dryer; Ceiling light point; Central heating radiators; Feature exposed stone detail to walls; Oak Glazed double patio doors into the rear garden;

STAIRS DOWN THE BASEMENT OCCASIONAL ROOM

With; Carpet flooring; Wooden hand rail;

BASEMENT OCCASIONAL ROOM

Having; Obscure uPVC double glazed window to the side elevation; Built in storage; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to the shower room;

EN SUITE SHOWER ROOM

Comprising of; WC and wash basin set into vanity storage unit; Shower; Tiled flooring; Recessed ceiling spot lights; Vertical heated towel rail;

STAIRS TO THE FIRST FLOOR LANDING

With; Carpet flooring; Wooden handrail; Ceiling light point; Solid doors to the two first floor bedrooms, family bathroom and stairs to the attic bedroom three;

BEDROOM ONE

This spacious primary bedroom has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A second double bedroom with; uPVC double glazed window to the front elevation; Built in wardrobe storage; Carpet flooring; Ceiling light point; Central heating radiator;

SHOWER ROOM

With; WC and wash basin set into a vanity storage unit; Shower cubicle with wall mounted shower and side screen door; Obscure uPVC double glazed window to the front elevation; Wall mounted mirror; Tiled walls and flooring; Recessed ceiling spotlights; Vertical heated towel rail; Extractor fan;

STAIRS TO ATTIC BEDROOM THREE

With; Carpet flooring; Wooden handrail;

ATTIC BEDROOM THREE

A further good sized bedroom with; uPVC Velux window to the front elevation; uPVC window to the rear elevation; Feature exposed beams; Carpet flooring; Ceiling light point; Central heating radiator;

REAR GARDEN

Glazed double patio doors open to the rear garden, having; Steps down to a decked entertaining area at the foot of the garden; Steps then continue on to the beautiful pond and paved tiered entertaining areas; A lawn area sits at the bottom of the garden with a storage shed;

PARKING

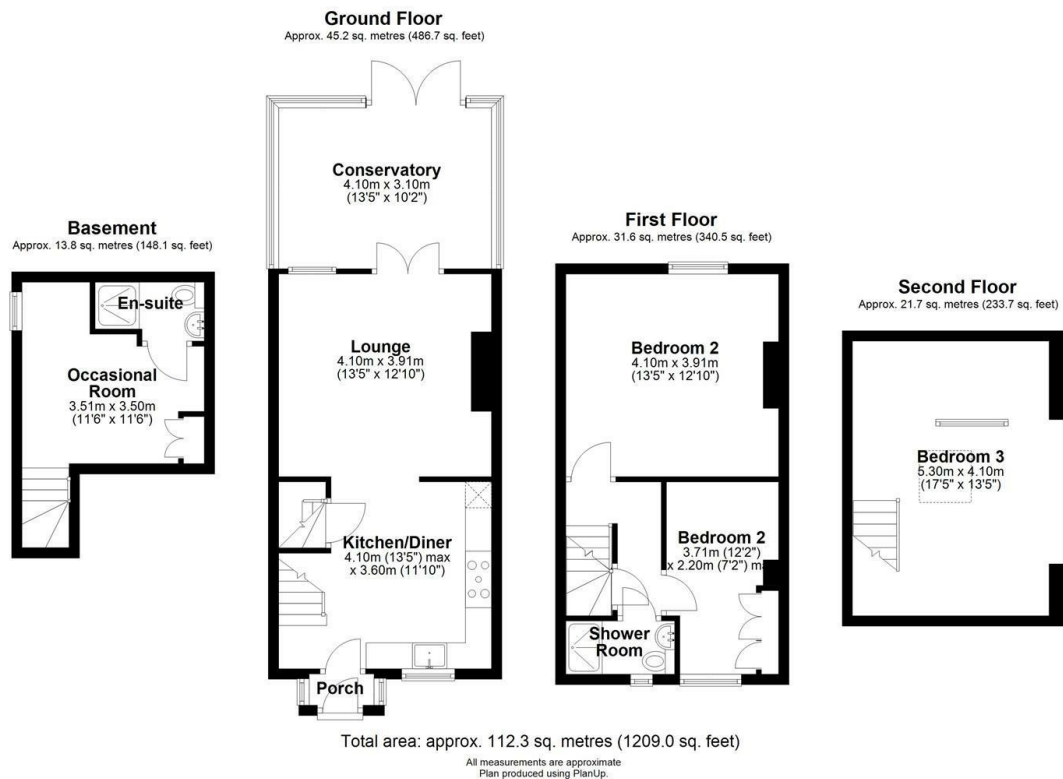
The property has three allocated parking spaces;

ADDITIONAL INFORMATION

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.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC