



Station Lane, Oughtibridge, S35

Asking Price £210,000

- VIEWING ESSENTIAL - END TERRACED PROPERTY
- TWO GREAT SIZE BEDROOMS
- FREEHOLD
- BEAUTIFUL SURROUNDING WOODLAND VIEWS
- ONE OCCASIONAL ATTIC BEDROOM
- COUNCIL TAX BAND A - £1469.35
- SOUGHT AFTER VILLAGE LOCATION
- ALLOCATED PARKING SPACES

Station Lane, Oughtibridge, S35

****VIEWING ESSENTIAL - GREAT TWO BEDROOM END TERRACED HOME**** This charming two bedroom property is ideally situated within easy access to beautiful country walks. Located on a quiet cul de sac and surrounded by stunning woodland views, with just a short walk to Coronation Park and the villages varied local amenities. The property is set over three floors and briefly comprises of; Entrance porch; Kitchen dining room; Lounge; Stairs to first floor; Two double bedroom; Family bathroom; Stairs to the second floor; Occasional room; Cellar; Spacious rear garden; Two allocated parking spaces;



Council Tax Band: A



ENTRANCE PORCH

This spacious porch is accessed via an obscure glazed entrance door with side window panels, having; Large uPVC double glazed window to the front elevation; Space and plumbing for a washing machine, dryer and an American styled fridge freezer; Wood effect flooring; Ceiling light light point; Central heating radiator; Stable style door into the kitchen dining room;

KITCHEN DINING ROOM

Comprising of; A good range of cream wall, base and drawer units with black roll top work surfaces; Under unit lighting; 1 1/2 sink and drainer with mixer tap; uPVC double glazed window to the front elevation; Brick effect splashbacks; Freestanding dishwasher, Gas hob and oven; Space for table and chairs; Wood effect flooring; Ceiling light light point; Central heating radiator; Solid door to the cellar head, with stairs leading down into the cellar; Open doorway into the lounge;

LOUNGE

This warm and cosy lounge looks out onto the garden and the views beyond. Having; Feature fireplace with electric coal effect fire, tiled back & hearth and wooden surround; uPVC double glazed window into the rear elevation; Carpet flooring; Ceiling and wall light points; Intricate ceiling rose and coving; Central heating radiator; Double patio doors into the rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This great size bedroom one has; Built in storage cupboards; uPVC double glazed window to the front elevation; Wooden flooring; Central heating radiator; Ceiling light; Solid door to the stairs leading to attic occasional bedroom;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the rear elevation; Wooden flooring; Central heating radiator; Ceiling light;

FAMILY BATHROOM

Having; WC; Wash basin; Bath with wall mounted electric shower and side curtain; uPVC obscure double glazed window to the rear elevation; Wood panelled ceiling with recessed ceiling spotlights; Fully tiled walls; Vinyl flooring; Wall mounted cabinet; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

With; Wooden flooring; Ceiling light point; Central heating radiator; Solid doors to the two first floor bedrooms and the family bathroom;

STAIRS TO THE ATTIC ROOM

ATTIC OCCASSIONAL ROOM

The attic is accessed through a door from bedroom one and has; Wood panelled pitched ceiling with recessed spotlights; Storage cupboards into the eaves; Roof light Velux window offering lovely countryside views; Carpet flooring; Central heating radiator;

CELLAR

The cellar is split into two sections and has; Cellar head storage; Lighting and power; Work bench;

REAR GARDEN

To the rear of the property is the good sized tiered garden with; Patio entertaining area with wooden side planter, gate and balustrade to the next level; Decked entertaining area; A few steps lead down to the next level which is predominantly laid to lawn; Mature shrubs and planting; The end of the garden is a paved area with a multi use summer house and storage shed; Fence and stone borders;

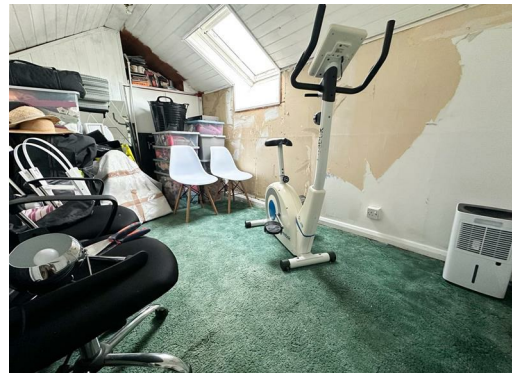
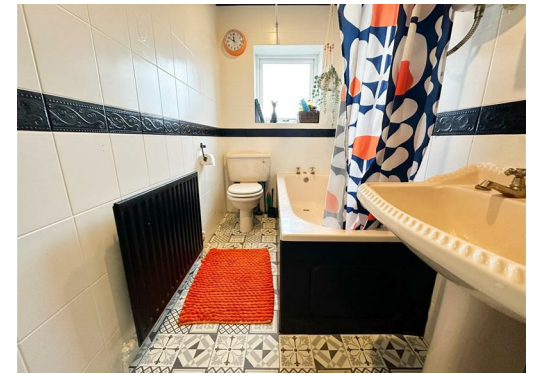
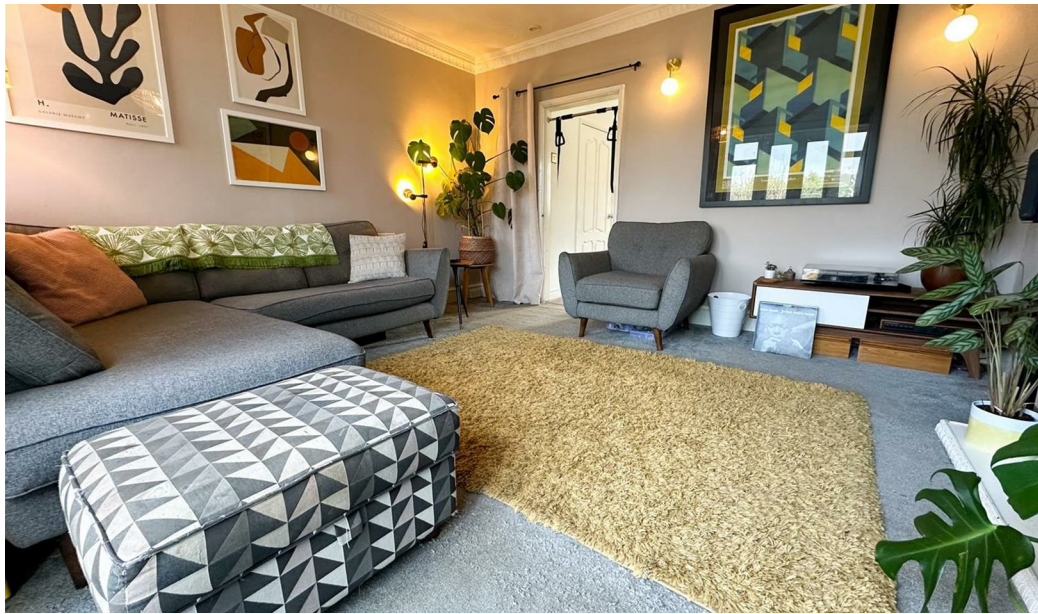
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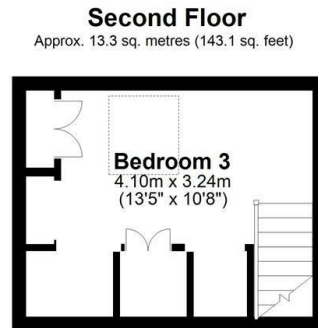
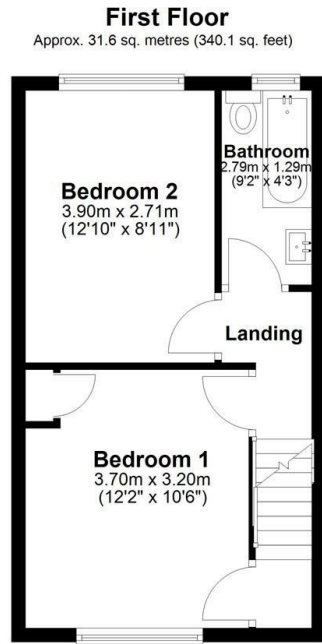
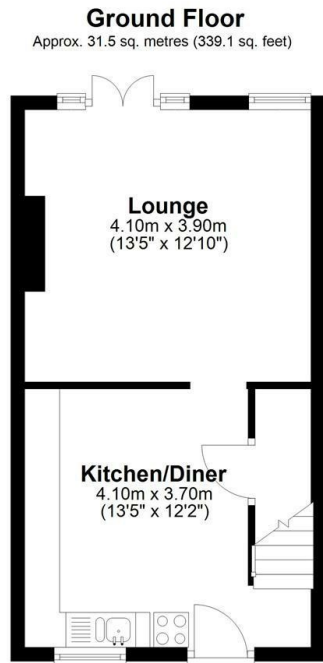
The property has two allocated on road parking spaces;

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.







Total area: approx. 76.4 sq. metres (822.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	