



## Coward Drive, Oughtibridge, S35

Asking Price £350,000

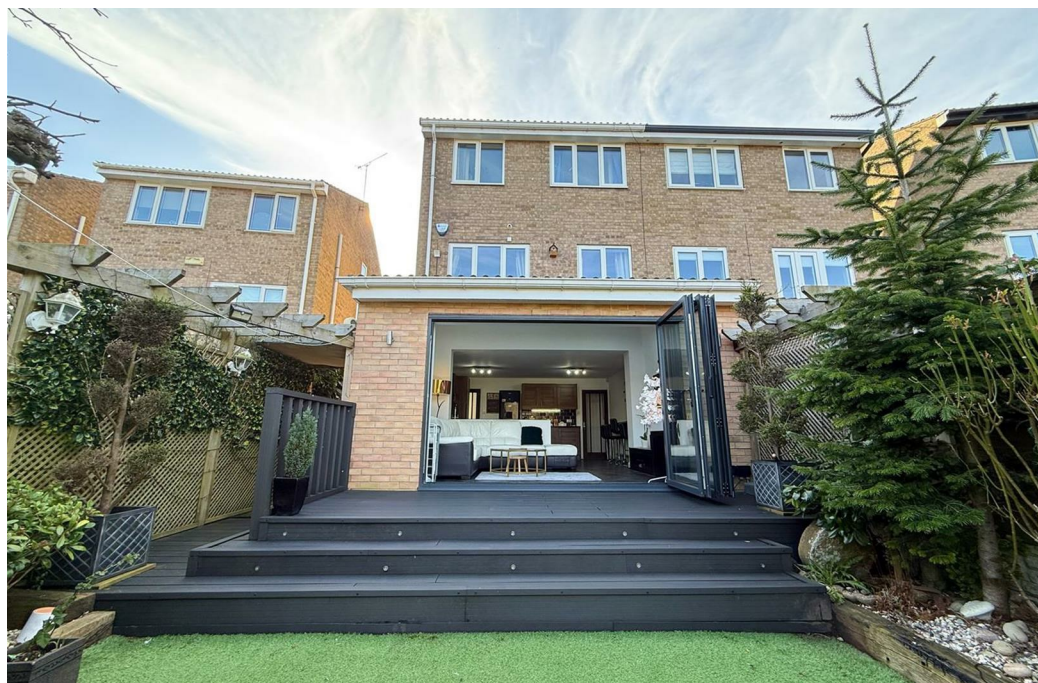
- NO CHAIN
- ELEVATED WOODLAND VIEWS
- HEART OF THE VILLAGE LOCATION
- TIERED REAR GARDEN
- ACCOMMODATION OVER THREE FLOORS
- GOOD SIZED ROOMS THROUGHOUT
- FREEHOLD - COUNCIL TAX BAND C - £2,054.57
- GREAT THREE BEDROOM SEMI DETACHED FAMILY HOME
- OFF ROAD PARKING
- NEW ROOF

# Coward Drive, Oughtibridge, S35

**\*\* LOVELY TWO/ THREE BEDROOM SEMI DETACHED FAMILY HOME \*\*** With accommodation over three levels and elevated views of surrounding woodland to the rear elevation. Having many features including a fully equipped games room and bar. To the lower level is a superb dining kitchen lounge family room, with bi fold doors opening to the landscaped rear garden. The property briefly comprises of; Entrance porch; Games room and bar; Lounge; Stairs to lower level; Open plan dining kitchen lounge; Utility pantry area; Downstairs WC; Stairs to first floor; Two bedrooms have been knocked through to create a primary bedroom with open access to dressing area. This can easily be reverted to two bedrooms if required; Second double bedroom; Family bathroom; Block paved double drive; Landscaped rear garden;



Council Tax Band: C



## **ENTRANCE PORCH**

A part obscure glazed uPVC entrance door, with a small side window, opens to porch area with; Tiled flooring; Built in storage; Ceiling light point; uPVC double glazed window to the side elevation; Part glazed uPVC door to the games room;

## **GAMES ROOM WITH BAR**

A great party space with the vendors including the pool table in the sale if required. Comprising of; Wood effect laminate flooring; Recessed ceiling spotlights; Central heating radiator; Pool table, with feature light points above; Wall mounted TV fittings; Stone effect bar peninsula, with seating and strip light above; Everything is in place to set up your home bar, with wall mounted glass shelving and various areas of storage to three sides; Further central heating radiator; Sound system; uPVC double glazed window to the front elevation; Solid door to the inner lobby;

## **INNER LOBBY**

Having; uPVC double glazed window to the side elevation; Ceiling light point; Stairs down to the lower level; Solid door to the lounge;

## **LOUNGE**

A lovely light space with; Two uPVC double glazed windows to the rear elevation views; Wood effect laminate flooring; Ceiling and wall light points; Coving; Central heating radiator; Solid door to the access for the stairs up to the first floor;

## **STAIRS DOWN TO THE LOWER LEVEL**

## **OPEN PLAN DINING KITCHEN LOUNGE**

This fantastic open plan space is the heart of the home and consists of; Black slate effect tiled flooring; Ceiling light points; A range of wall, base and drawer units; Black marble effect worktops and breakfast bar seating; Under unit lighting; Kitchen peninsula, incorporating the one and half sink and drainer with mixer tap; Black brickwork style tiled splash backs; Space and plumbing for a washing machine and a dishwasher; Space for upright fridge freezer; Integrated oven with four ring gas hob and extractor hood above; Open through to the lounge seating area; Having bi-fold doors opening to the rear garden, this tranquil space takes full advantage of the garden views beyond; Three roof light windows, casting great light to the area; Recessed

ceiling spotlights; Media unit; Glazed door to the side garden access, utility room and wc;

## **UTILITY ROOM**

With; Black marble effect worktops with storage beneath; Vinyl flooring; Ceiling strip lights; Wall mounted storage;

## **DOWNSTAIRS WC**

With; Wash basin; WC; Extractor fan; Vinyl flooring; Ceiling light point;

## **STAIRS RISING TO FIRST FLOOR LANDING**

With; Carpet flooring; Ceiling light point; Wooden balustrades; Solid doors to bedrooms one and two and the family bathroom;

## **BEDROOM ONE WITH DRESSING ROOM**

Two bedrooms have been previously knocked together to create a primary bedroom with walk in dressing area. This can easily be reverted back to two bedrooms if required. Currently consisting of; Fitted wardrobe storage to both the bedroom and to the dressing area; Bedside tables, a dressing table spot and over bed storage are also included; uPVC double glazed windows to the rear elevation; Laminate flooring; Ceiling light points; Central heating radiator;

## **DOUBLE BEDROOM TWO**

Having; Laminate flooring; Bulkhead corner section, with wooden work surface; Dressing table area; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

## **FAMILY BATH AND SHOWER ROOM**

Four piece bathroom suite with; Panelled bath with handheld telephone attachment; Corner shower enclosure with wall mounted shower and screen doors; Wash basin; WC; Fully tiled walls and flooring; Vertical heated towel rail; Extractor fan; Ceiling light point; Obscure double glazed window to the front elevation; Wall mounted cabinet; Shaver socket;

## **FRONT GARDEN**

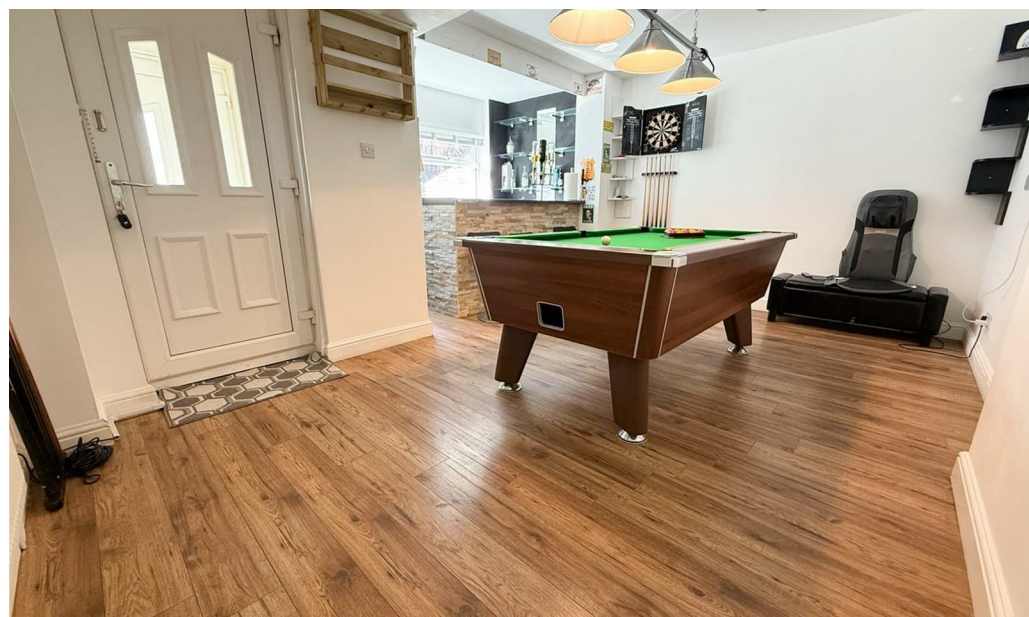
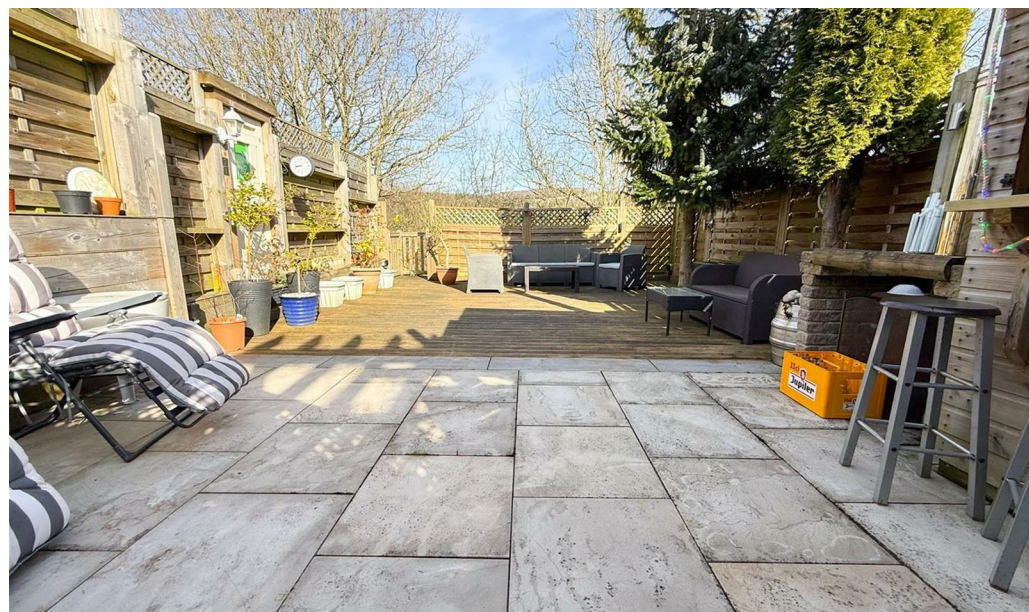
Having; Fully block paved double width drive; Raised planter side borders; Feature lighting; Tall gate to side path access;

## REAR GARDEN

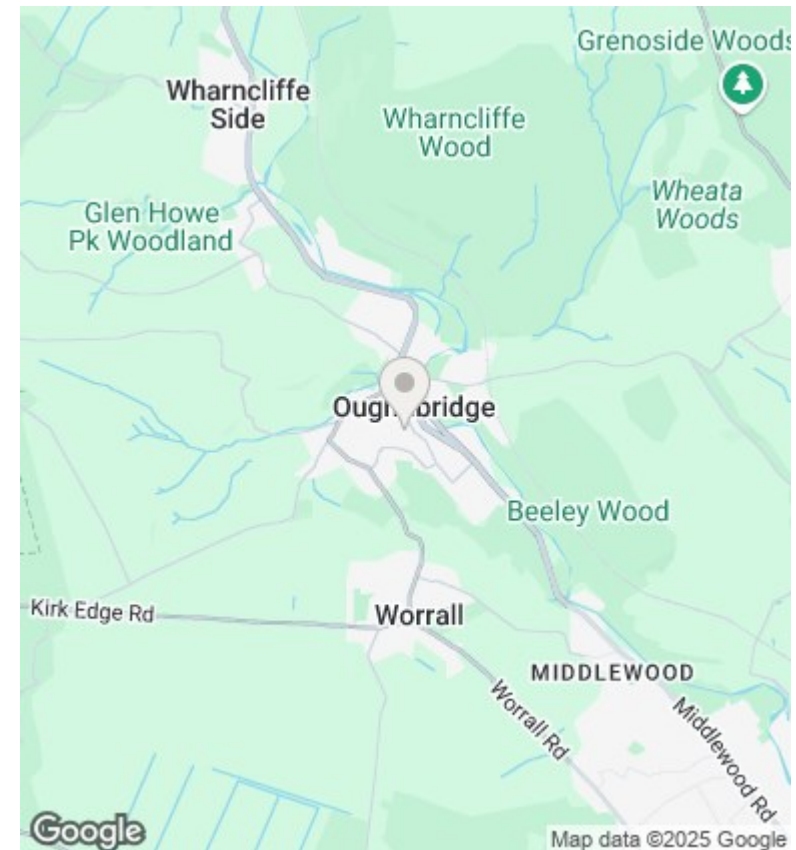
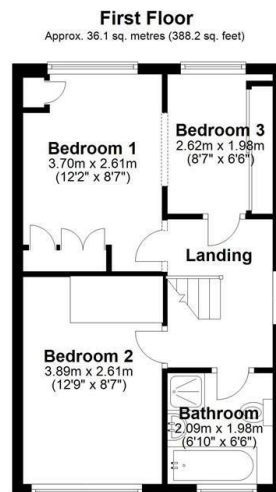
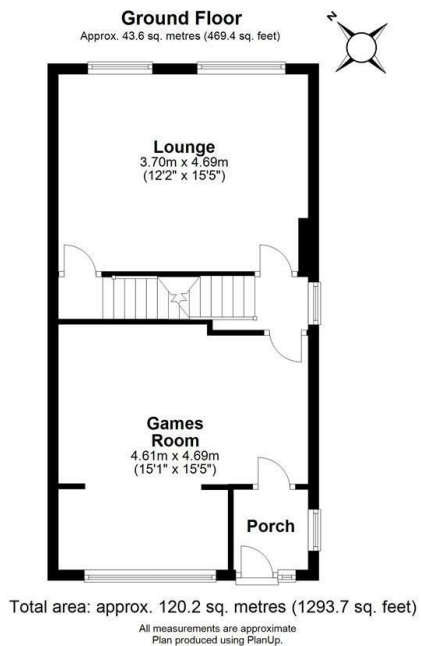
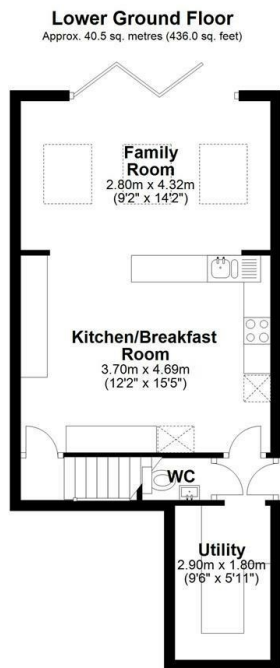
This fantastic entertaining space has; Bi folding doors to a composite decked platform; Steps lead down to a lawn of artificial turf; A large pond with waterfall feature, lighting and a wooden pergola above; A gate leads down to the garden to a further paved and wooden decked area; Continuing down to a hidden seating space, overlooking the woodland beyond; The garden has feature lighting throughout, water supply; Power sockets; Shed;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC