



Beely Road, Oughtibridge, S35

Asking Price £245,000

- NO CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- LOW MAINTENANCE REAR GARDEN
- FREEHOLD
- THREE BEDROOM END TERRACE HOME
- COUNCIL TAX BAND A £1,593
- SPACIOUS ROOMS THROUGHOUT
- CLOSE TO EXCELLENT LOCAL AMENITIES

Beely Road, Oughtibridge, S35

**** NO CHAIN ** FREEHOLD **** Nestled in the heart of the highly sought-after village of Oughtibridge, this well-presented three-bedroom end-terrace property is perfect for first-time buyers or growing families, offering generous space and plenty of potential to make it your own. The property briefly comprises of; Main entrance into the welcoming lounge, inner lobby leading through to the dining room and the kitchen, with access to a useful basement cellar. Stairs rise to the first floor, where you'll find the primary bedroom with built-in storage, a second bedroom, and the family bathroom. A further staircase leads to the second-floor attic bedroom, complete with an ensuite toilet, making it ideal for a teenager's retreat, guest room, or home office. Outside, the property boasts a good-sized rear garden—perfect for relaxing or entertaining. Situated close to local amenities, well-regarded schools, and beautiful countryside walks, this charming home offers a rare combination of village living, flexibility, and future potential;



Council Tax Band: A



ENTRANCE

A solid uPVC front entrance door, with glazed panel above, opens directly to the lounge area;

LOUNGE

This cosy sitting room has; An uPVC double glazed bay window to the front elevation; Ceiling and wall lights; Carpet flooring; Central heating radiator; Solid door to the inner lobby;

INNER LOBBY

Having; Carpet flooring; Stairs rising to the first floor; Solid doors to the lounge and to the dining room;

DINING ROOM

A spacious room with; uPVC double glazed window to the rear elevation; Space for dining table and chairs; Ceiling light point; Wood effect flooring; Central heating radiator; Solid doors to the kitchen and the cellar;

KITCHEN

Comprising of; White wall, base and drawer units, with wood effect roll top work surfaces; Under unit lighting; One and a half sink and drainer with mixer tap; Integrated oven and gas hob with extractor hood above; uPVC double glazed window to the side elevation; Integrated under unit fridge; Part tiled walls; Plinth heater; Recessed ceiling spotlights; Tiled flooring; Part obscure glazed entrance door into the rear garden;

CONVERTED CELLAR

This great usable space has; Original stone steps leading down to the converted cellar; Space and plumbing for a washing machine, dryer and extra fridge freezer, if desired; Tiled flooring; Recessed ceiling spotlights; Extractor fan; Central heating radiator;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A great sized primary bedroom with; uPVC double glazed window to the front elevation; Solid door to the walk in storage area, with a recessed ceiling spot light and shelving; Central heating radiator; Ceiling and wall light points; Recessed ceiling spotlights; Carpet flooring;

BEDROOM TWO

Single bedroom two, with; uPVC double glazed window to the rear elevation; Recessed ceiling spotlights; Carpet flooring; Central heating radiator;

FAMILY BATHROOM

The well proportioned family bathroom has; WC; Wash basin set into vanity storage unit; Panelled bath; Large shower enclosure with rain head and hand held shower attachments; uPVC obscure double glazed window to the rear elevation; Tiled walls to the wet areas; Tiled flooring; Vertical heated towel rail; Recessed ceiling spotlights; Extractor fan;

FIRST FLOOR LANDING AND STAIRS

With; Carpet flooring; Solid doors to the two first floor bedrooms and the family bathroom; Ceiling light point; Stairs leading to the attic bedroom;

STAIRS RISING TO THE ATTIC BEDROOM

ATTIC BEDROOM THREE

Good size bedroom with; Large velux window, offering lovely elevated views; Built in storage area to one wall, with recessed spotlights; Door to under eave storage; Recessed ceiling spotlights; Central heating radiator; Solid door to the ensuite;

ENSUITE TOILET

With; WC; Wash basin; Door to eave storage; Tiled flooring; Ceiling light point;

FRONT GARDEN

Low natural stone wall to the front elevation with an open entrance and paved area to the front door; A communal passageway leads through to the rear garden;

REAR GARDEN

With; Paved area leading out from the kitchen; Low wall border with open access to the side passage; Part glazed door leading to a storage area; A few stone steps up lead to the next tier, with; A mixture of paving, artificial lawn and pebble bed areas; A further step up leads to a decked entertaining area; A large storage shed is at the rear of the garden; Hedge and fence borders;

OUTBUILDING

This space has; Power and lighting; Insulation; Housing the boiler;

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.

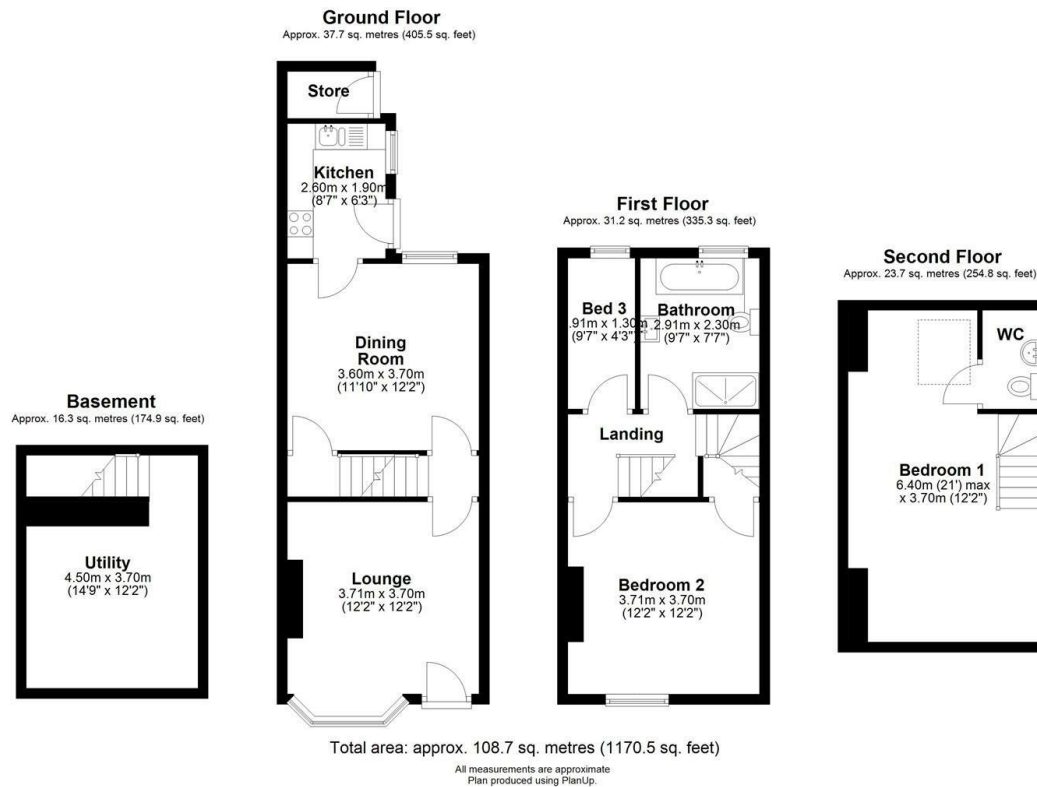
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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