



Station Lane, Oughtibridge, S35

£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 end terraced home is ideally located for easy access to beautiful country walks. Situated on a quiet cul de sac and surrounded by stunning woodland views, it is just a short stroll from Coronation Park and the village's varied local amenities. Set over three floors, the property briefly comprises an entrance porch, kitchen/dining room, lounge, stairs to the first floor, two double bedrooms, a family bathroom, stairs to the second floor, an occasional room, cellar, spacious rear garden and two allocated parking spaces.



Council Tax Band: A



ENTRANCE PORCH

A spacious porch accessed via an obscure glazed entrance door with side panels, allowing plenty of natural light to filter through. Featuring a large uPVC double-glazed window to the front, wood-effect flooring, and practical space with plumbing for a washing machine, dryer, and American-style fridge freezer. A stable-style door leads seamlessly into the kitchen/dining room, with a central heating radiator and ceiling light completing this highly functional and welcoming entrance space.

KITCHEN DINING ROOM

Comprising a stylish range of cream wall, base and drawer units with sleek black roll top work surfaces and under unit lighting, this kitchen/dining room is both practical and inviting. It features a one and a half bowl sink with mixer tap beneath a uPVC double glazed window to the front, complemented by brick effect splashbacks. There is a freestanding dishwasher, gas hob and oven, along with space for a table and chairs. Wood effect flooring flows throughout, with a ceiling light point and central heating radiator. A solid door leads to the cellar head with stairs down, while an open doorway provides a seamless connection into the lounge.

LOUNGE

This warm and cosy lounge enjoys views over the garden and beyond. It features a charming fireplace with an electric coal effect fire, tiled back and hearth and wooden surround. A uPVC double glazed window to the rear floods the room with natural light, while carpeted flooring, ceiling and wall light points, an intricate ceiling rose and coving, and a central heating radiator complete the space. Double patio doors provide direct access to the rear garden, creating a perfect blend of comfort and indoor-outdoor living.

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generously sized bedroom one features built in storage cupboards and a uPVC double glazed window to the front, allowing plenty of natural light. Wooden flooring, a central heating radiator and ceiling light add to the room's comfortable feel. A solid door provides access to the stairs leading to the attic occasional bedroom.

BEDROOM TWO

A further double bedroom featuring a uPVC double glazed window to the rear, allowing natural light to fill the room. Wooden flooring, a central heating radiator and ceiling light complete this comfortable and inviting space.

FAMILY BATHROOM

"A bathroom comprising a WC, wash basin and bath with wall mounted electric shower and side curtain. A uPVC obscure double glazed window to the rear allows natural light while maintaining privacy. The room features a wood panelled ceiling with recessed ceiling spotlights, fully tiled walls, vinyl flooring, a wall mounted cabinet and a 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

This attic occasional room features a wood panelled pitched ceiling with recessed spotlights. Storage cupboards are cleverly integrated into the eaves, while a Velux roof light window offers lovely countryside views. Carpeted flooring and a central heating radiator complete this bright and versatile space, ideal for use as a home office, hobby room or additional living area.

CELLAR

The cellar is split into two sections and features cellar head storage, lighting and power, and a work bench, providing a practical and versatile space for storage or DIY projects.

REAR GARDEN

To the rear of the property is a good sized tiered garden, offering a variety of outdoor spaces. The first level features a patio entertaining area with a wooden side planter, gate and balustrade leading to the next tier, which has a decked entertaining area. A few steps lead down to a level predominantly laid to lawn, bordered by mature shrubs

and planting. At the end of the garden is a paved area with a multi-use summer house and storage shed, all enclosed by fencing and stone borders.

PARKING

The property benefits from two allocated on-road parking spaces.

DISCLAIMER

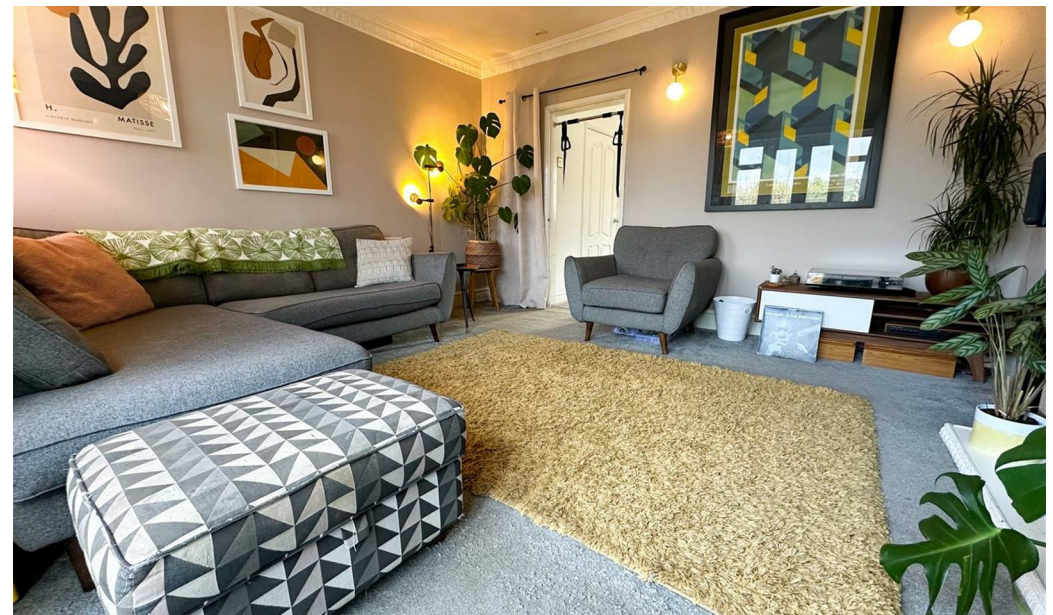
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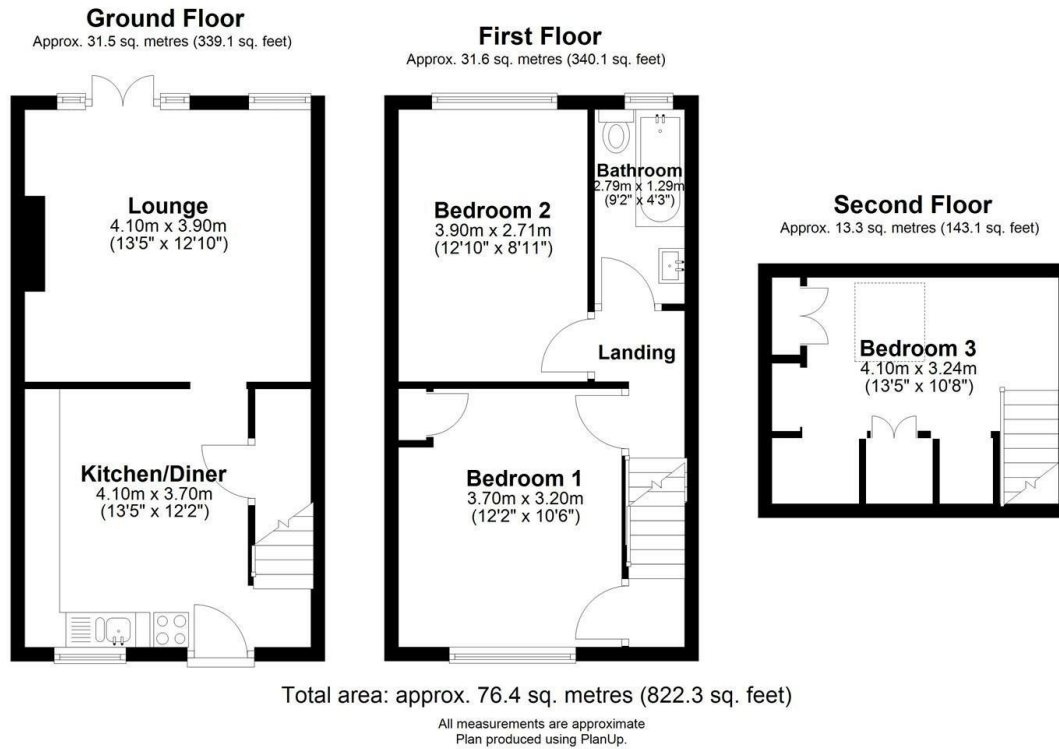
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Directions

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