



Vale Grove, Loxley, S6

Asking Price £395,000

- FREEHOLD
- SPACIOUS LOUNGE, KITCHEN & SEPARATE DINING ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SUPERB FOUR BED DETACHED HOME IN SOUGHT AFTER LOXLEY
- LARGE REAR GARDEN WITH ENTERTAINING AREAS
- POPULAR AREA
- SEMI RURAL SETTING WITH COUNTRYSIDE WALKS ON DOORSTEP
- GARAGE WITH VERSATILE USE SPACE
- COUNCIL TAX BAND D £2,538.67

Vale Grove, Loxley, S6

**** FREEHOLD **** Viewing is highly recommended of this superb four-bedroom detached home, located in the highly sought-after village of Loxley. Loxley is a desirable semi-rural village, well known for its strong community feel, access to beautiful surrounding countryside, and an abundance of scenic walks right on the doorstep. The area also benefits from well-regarded primary schooling and convenient local amenities. The property offers generous and versatile accommodation throughout, complemented by excellent outdoor space, including a large rear garden, garage, and off-road parking for multiple vehicles, making it an ideal home for families. In brief, the accommodation comprises an entrance hallway, lounge, kitchen, dining room, and downstairs WC. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a well-kept front garden and a fully enclosed rear garden, designed with both relaxation and entertaining in mind.



Council Tax Band: D



ENTRANCE HALLWAY

Enter through a part obscure glazed uPVC entrance door into the welcoming hallway, featuring a large obscure glazed side panel allowing for plenty of natural light. The hallway benefits from wood-effect flooring, a central heating radiator, ceiling light point, and solid doors leading to the lounge, kitchen, dining room, downstairs WC, and useful storage cupboard.

LOUNGE

A great-sized lounge featuring two uPVC windows to the front elevation, creating a bright and airy living space, perfect for relaxing and enjoying time with the whole family. The room also benefits from two ceiling light points, central heating radiators, and carpet flooring.

KITCHEN

Fitted with a good range of cream wall, base and drawer units complemented by wood-effect worktops, matching upstands, and under-unit lighting. Incorporating a single sink and drainer with mixer hose tap, positioned beneath a uPVC window overlooking the rear garden. Integrated appliances include a gas hob with extractor hood above, double oven, washing machine, and dishwasher, with additional space for a freestanding fridge freezer. Further benefiting from a ceiling light point, wood-effect flooring, and a part obscure glazed uPVC door leading out to the rear garden.

DINING ROOM

A further good-sized dining room featuring a large uPVC window to the rear elevation, wood-effect flooring, ceiling light point, and central heating radiator.

DOWNSTAIRS WC

Comprising a low-flush WC and wash basin, with grey wood-effect flooring, ceiling light point, and central heating radiator. Also benefiting from a door leading to useful understairs storage.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious primary bedroom featuring a large window to the front elevation, carpet flooring, ceiling light point, and central heating radiator.

BEDROOM TWO

A well-proportioned bedroom featuring a large window to the rear elevation overlooking the garden, carpet flooring, ceiling light point, and central heating radiator.

BEDROOM THREE

A further bedroom enjoying views over the rear garden through a large window to the rear elevation, also benefiting from wood-effect flooring, ceiling light point, and central heating radiator.

BEDROOM FOUR

Featuring a uPVC window to the front elevation, carpet flooring, ceiling light point, and central heating radiator. This versatile room could be utilised as a home office, guest bedroom, or dressing room depending on the buyer's needs.

FAMILY BATHROOM

Comprising a low-flush WC, wash basin, and panelled bath with wall-mounted electric shower. Also featuring an obscure glazed window to the side elevation, part tiled walls, central heating radiator, ceiling light point, extractor fan, and vinyl flooring.

FIRST FLOOR LANDING AND STAIRS

Carpeted landing with two ceiling light points, solid doors leading to all four bedrooms and the family bathroom, along with a door to a useful storage cupboard. Also benefiting from loft hatch access, with the loft being part-boarded and fitted with power and lighting.

OFF ROAD PARKING

Off-road parking providing space for multiple vehicles.

FRONT GARDEN

The front garden is mainly laid to lawn with mature shrubs and established planting, complemented by hedging and brick boundary borders. A pathway runs along the left-hand side of the front of the property, providing access to the side and continuing to a gated entrance leading into the rear garden.

REAR GARDEN

The large rear garden features a paved patio area leading directly from the kitchen, ideal for outdoor dining and entertaining. The remainder of the garden is predominantly

laid to lawn with mature shrubs and planting bordering the perimeter. To the rear, there is a further entertaining space with a raised decked seating area. The garden is fully enclosed with fenced boundaries. A solid door also provides access to the garage.

GARAGE

Up and over door, currently utilised as a games room, with additional space for storage. This versatile area benefits from power and lighting and can be adapted to suit a variety of uses depending on the buyer's needs.

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.

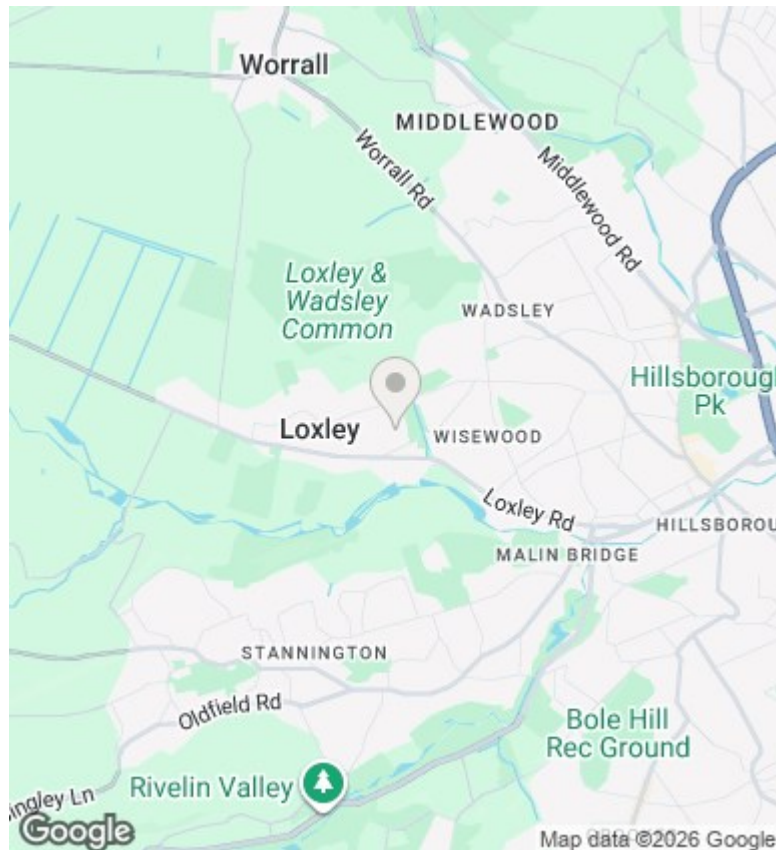
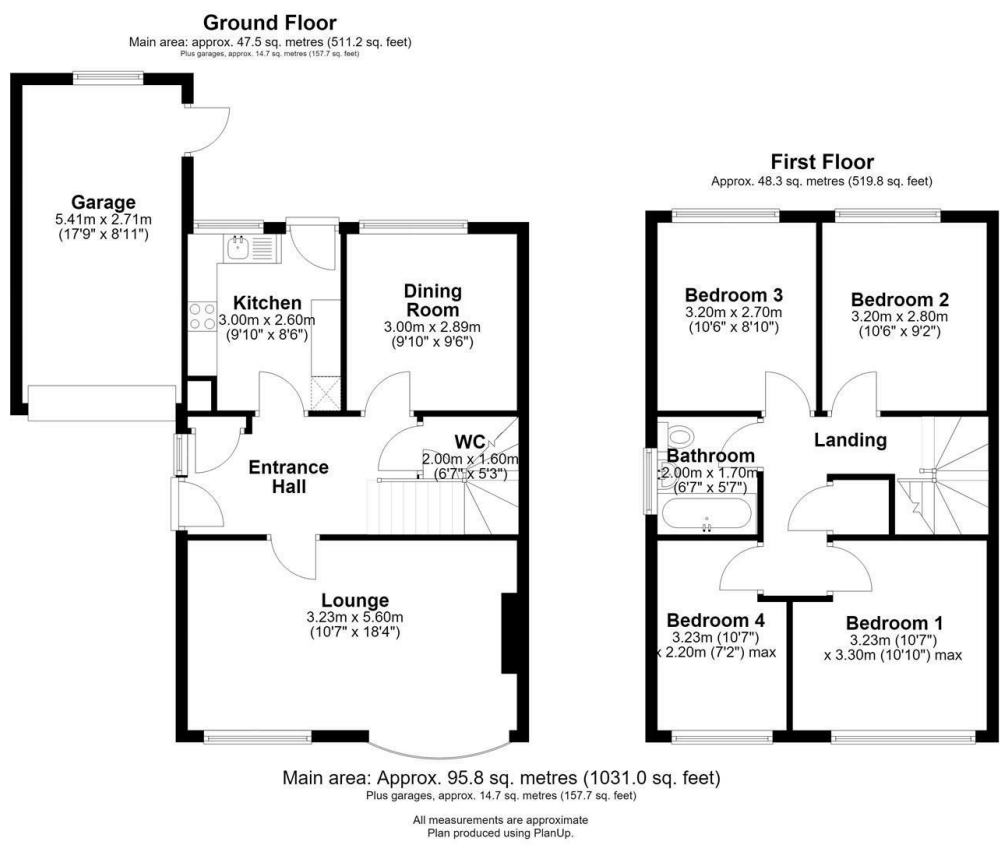
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC