



Birks Wood Drive, Oughtibridge, S35

Asking Price £325,000

- VIEWING ESSENTIAL
- FRONT AND REAR GARDEN
- GORGEOUS ELEVATED VIEWS
- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN FAMILY ROOM
- COUNCIL TAX BAND C £2,226.95

Birks Wood Drive, Oughtibridge, S35

VIEWING ESSENTIAL | Occupying an elevated position and enjoying breathtaking views across the Oughtibridge Valley, together with woodland to the rear, is this well-presented three-bedroom detached family home. The property benefits from owned solar roof panels, which currently cover the property's utility costs, together with an energy-efficient ground source heat pump heating system. Situated within the sought-after village of Oughtibridge, the property enjoys easy access to a range of local amenities, including shops, pubs, cafes, highly regarded schools and excellent transport links, whilst also being surrounded by beautiful countryside walks. The accommodation briefly comprises: entrance porch, downstairs cloakroom/WC, welcoming hallway, versatile under-stairs office/study nook, spacious 'L'-shaped lounge/dining room, newly fitted kitchen and a bright garden room overlooking the rear garden and woodland. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted furniture, and a newly fitted modern family bathroom. Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, a well-established front garden and an enclosed rear garden with raised decking, lawned areas and stunning elevated views, creating the perfect setting for both relaxing and entertaining. Early viewing is highly recommended to fully appreciate the accommodation, setting and exceptional views on offer.



Council Tax Band: C



ENTRANCE PORCH

A pitched roof entrance porch provides a useful additional space and also incorporates a downstairs WC cloakroom. The porch features a UPVC part obscure glazed front entrance door and a UPVC double glazed window to the side elevation, along with wood-effect laminate flooring and a ceiling light point. A part-glazed internal door leads through to the hallway, with a bi-folding door providing access to the downstairs WC cloakroom.

DOWNSTAIRS CLOAKROOM

Fitted with a low-level WC with push-button flush and a corner wash basin, complemented by a vertical heated towel rail. The room benefits from an obscure double-glazed UPVC window to the front elevation, wood-effect laminate flooring, and a ceiling light point. There is also convenient access to the roof space via a hatch.

HALLWAY

A welcoming entrance hallway featuring wood-effect flooring, a radiator served by the property's ground source heat pump system, and a wall-mounted air conditioning unit for year-round climate control. The space benefits from a built-in storage cupboard and a solid sliding door leading through to the kitchen. There are stairs rising to the first floor, a ceiling light point, and glazed doors providing access to the office area and the lounge/dining room, creating a bright and practical flow throughout the ground floor.

UNDER STAIRS OFFICE AREA

Featuring built-in desk and drawer units with matching wall-mounted storage cupboards, providing excellent workspace and storage. The room is finished with wood effect flooring, a ceiling light point, and multiple power sockets. An open archway leads seamlessly through to the lounge/dining room, creating a sociable and connected layout. This versatile space could be utilised by the vendors or future owners to suit their individual needs.

LOUNGE DINING ROOM

This spacious 'L'-shaped family living space enjoys an abundance of natural light from large dual-aspect UPVC double-glazed windows to the front and rear elevations, both of which take full advantage of the stunning elevated countryside views. A corner feature log burner with tiled surround creates a cosy focal point, while wood-effect flooring and four ceiling light points enhance the room's warm and inviting feel. The room further benefits from a ground source heat pump radiator and a serving hatch through to the kitchen. Offering ample space for both comfortable lounge furniture and a dining table and chairs, this is an ideal setting for family living and entertaining alike.

KITCHEN

Recently fitted, this beautifully presented kitchen features a stylish range of sage green wall, base and drawer units, complemented by quartz work surfaces and matching upstands. The kitchen incorporates a one-and-a-half bowl sink and drainer with mixer tap and enjoys delightful woodland views through the large UPVC double-glazed rear window. Further benefits include an integrated oven and hob with extractor hood above, space for an upright fridge freezer, and a radiator served by the property's ground source heat pump system. A serving hatch opens through to the lounge/dining room, enhancing the sociable layout, while wood-effect flooring and a ceiling light point complete the space. A half obscure glazed side entrance door leads through to the garden room.

GARDEN ROOM

This tranquil and versatile space offers beautiful views over the garden and surrounding woodland and can be adapted to suit a variety of needs, whether as an additional sitting room, home office, hobby room or useful storage area. The room features vinyl flooring, wall light points, obscure double-glazed UPVC windows to the front elevation, and further UPVC double-glazed windows to the side and rear elevations, allowing plenty of natural light to flood in. A half-glazed entrance door provides access to the side of the property and the rear garden, seamlessly connecting indoor and outdoor living.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A generously proportioned primary bedroom enjoying a large UPVC double-glazed window to the rear elevation, allowing for an abundance of natural light. The room benefits from an extensive range of fitted light wood bedroom furniture, including built-in wardrobes to one wall and overhead storage cupboards with under-lighting, providing excellent storage solutions. Further features include carpet flooring, two ceiling light points, coving, and a radiator served by the property's ground source heat pump system.

BEDROOM TWO

Another generously sized double bedroom, enjoying a large UPVC double-glazed window to the rear elevation, taking in pleasant views and allowing plenty of natural light. The room further benefits from carpet flooring, a ceiling light point, and a radiator served by the property's ground source heat pump system.

BEDROOM THREE

A well-proportioned and versatile third bedroom featuring a UPVC double-glazed window to the front elevation, enjoying pleasant views over the front garden. The room benefits from fitted storage, making excellent use of the available space, and further features a ceiling light point, loft hatch access, and a radiator served by the property's ground source heat pump system.

FAMILY BATHROOM

A step up from the landing leads into this modern family bathroom, stylishly appointed with a low-level WC and a wash hand basin set within a vanity storage unit. The suite is completed by a panelled bath with shower over, featuring both a rainfall shower head and handheld attachment, complemented by contemporary black fittings and a glazed shower screen. Further benefits include recessed ceiling spotlights, a modern vertical heated towel rail served by the property's ground source heat pump system, an obscure double-glazed UPVC window to the front elevation, extractor fan, and tile-effect flooring.

FIRST FLOOR LANDING AND STAIRS

The landing is finished with carpet flooring and benefits from a UPVC double-glazed window to the front elevation. Further features include loft hatch access and a radiator served by the property's ground source heat pump system. There is a useful built-in storage cupboard housing the heat pump cylinder, while solid doors provide access to Bedrooms One and Two and the family bathroom. A bi-fold door provides access to Bedroom Three.

DRIVEWAY

To the front of the property, a block-paved driveway provides ample off-road parking for multiple vehicles and leads to the main entrance and front garden. A covered area to the side of the property provides access through to the garden room and side entrance, offering both practicality and versatility.

FRONT GARDEN

To the front of the property is a good-sized garden featuring mature planting, complemented by stepping stones set within a decorative pebble bed. The space is well-screened with established hedging and tree borders, creating a pleasant and private approach. A timber side gate provides access along the left-hand side of the property, leading through to the rear garden.

REAR GARDEN

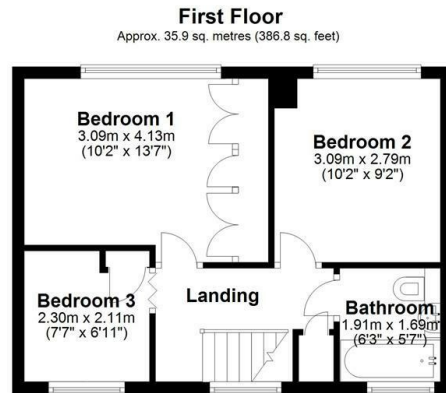
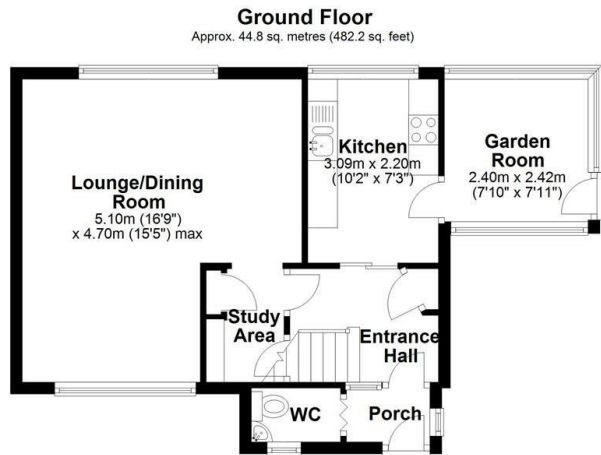
A raised decked area flows seamlessly from the garden room, providing an ideal space for seating and potting areas, all while enjoying impressive elevated views. A few steps lead down to the main garden, which is predominantly laid to lawn and complemented by mature shrubs and well-established planting borders. The garden is fully enclosed with fenced boundaries and further benefits from an outdoor water supply and a useful storage 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.
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Total area: approx. 80.7 sq. metres (869.0 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	