UNITED UH HOMES

Cowley Road, Oughtibridge, S35

Asking Price £525,000

- STUNNING ELEVATED VIEWS
- VIEWING HIGHLY RECOMMENDED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GENEROUS SIZE PLOT
- SOUGHT AFTER LOCATION
- SPACIOUS FAMILY LIVING
- GREAT POTENTIAL
- FREEHOLD
- COUNCIL TAX BAND C - £2,021

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STUNNING ELEVATED VIEWS | FIVE BEDROOMS | VERSATILE LAYOUT

A rare opportunity to purchase this unique five-bedroom split-level property, enjoying stunning elevated views and a highly versatile layout. Part renovated, the property offers the potential to create a fantastic family home or, subject to any necessary consents, two independent living accommodations, making it ideal for multigenerational living or a dependent relative. The accommodation briefly comprises a modern open-plan breakfast kitchen, dining and family room, lounge and downstairs WC. The first floor offers four bedrooms, including a refurbished principal bedroom with walk-in wardrobe and en-suite, three further bedrooms, family bathroom and utility room with rear access. The second floor provides a further bedroom, occasional room and shower room. Externally, the property benefits from a generous amount of outside space and off-road parking for multiple vehicles. Viewing is highly recommended to appreciate the views, versatile layout and potential this property has to offer.

5 3 2 C

Council Tax Band: C

ENTRANCE
Contemporary bi-fold entrance doors open into the newly refurbished open-plan breakfast kitchen, dining and family room, creating a spacious and sociable hub at the heart of the home.

OPENPLAN BREAKFAST KITCHEN DINING FAMILY ROOM

BREAKFAST KITCHEN AREA
The stunning contemporary kitchen is fitted with grey gloss wall, base and drawer units, complemented by marble worktops and matching upstands with etched drainer. Features include a 1½ bowl sink with mixer tap, under-unit lighting, integrated double oven and induction hob with contemporary extractor, integrated fridge freezer and dishwasher. A breakfast bar peninsula provides seating and useful storage beneath, with feature lighting above, recessed ceiling spotlights and wood-effect vinyl flooring.

DINING FAMILY SITTING AREA
The family area features an electric freestanding log-effect burner, uPVC double-glazed window to the side elevation, two solid oak doors providing access to useful storage cupboards, recessed ceiling spotlights, modern electric radiators and wood-effect vinyl flooring. A part-glazed oak door leads into the inner hallway.

INNER HALLWAY
The inner hallway features wood-effect vinyl flooring, ceiling light point and stairs rising to the first floor. Solid oak doors lead to the downstairs WC, with part-glazed oak doors providing access to the lounge and open-plan breakfast kitchen, dining and family room. All ground floor doorways are extra wide to accommodate wheelchair access.

LOUNGE
The tranquil formal lounge features a large uPVC double-glazed window to the front elevation, ceiling light point, wood-effect vinyl flooring and central heating radiator. A solid door provides access to the garage.

DOWNSTAIRS WC
The downstairs WC comprises a WC and wash basin set into a vanity storage unit, with electric vertical heated towel rail, under-stair storage, wood-effect vinyl flooring, ceiling light point and extractor fan.

STAIRS TO THE FIRST FLOOR

BEDROOM ONE
The generously sized principal bedroom offers a range of standout features, including a glass-panelled Juliet balcony to the side elevation with stunning elevated views, solid oak door leading to a walk-in wardrobe with motion-sensor lighting, and double doors opening onto the rear garden. Three Velux windows provide additional natural light, complemented by two modern electric radiators, recessed ceiling spotlights and a ceiling light point. A solid oak door leads to the en-suite.

EN SUITE BATHROOM
The modern en-suite comprises a WC, wash basin set into a vanity storage unit, freestanding bath and separate shower enclosure with wall-mounted shower and screen door. Further features include a Velux window, electric vertical heated towel rail, wood-effect vinyl flooring and extractor fan.

BEDROOM TWO
Bedroom Two is a generous double bedroom featuring a large uPVC double-glazed window to the front elevation, allowing plenty of natural light, together with carpet flooring, ceiling light point and central heating radiator.

BEDROOM THREE
A well-proportioned double bedroom with fitted wardrobe storage to one wall, a uPVC double-glazed window to the front elevation, carpet flooring, ceiling light point and central heating radiator.

BEDROOM FOUR
A further bedroom with a uPVC double-glazed window to the rear elevation, carpet flooring, ceiling light point and central heating radiator.

FAMILY BATHROOM
The family bathroom comprises a panelled bath, WC and wash basin set into a vanity storage unit, complemented by a wall-mounted mirror and part-tiled walls. An obscure-glazed window to the side elevation provides natural light, with extractor fan, laminate flooring, ceiling light point and central heating radiator.

UTILITY ROOM
A useful utility room fitted with wood-effect storage cupboards, marble-effect worktops and upstands, and a single sink with drainer and mixer tap. There is space and plumbing for a washing machine and dryer, while a part-glazed door with side window provides access to the rear. The room also benefits from laminate flooring, ceiling light point and stairs rising to the second floor.

FIRST FLOOR LANDING AND STAIRS
A bright and airy landing featuring a large uPVC double-glazed window to the rear elevation, flooding the space with natural light. A modern glass-balustrade staircase and feature chandelier create an impressive focal point, with solid doors leading to the four first-floor bedrooms, family bathroom and under-stair storage. Solid bi-fold doors provide access to the utility area, with carpet flooring.

STAIRS TO THE SECOND FLOOR

BEDROOM FIVE
A further double bedroom featuring fitted wardrobe storage, a uPVC double-glazed window to the side elevation, carpet flooring, ceiling light point and central heating radiator.

OCCASIONAL ROOM
An additional versatile room with Velux window to the front elevation, further window to the side, built-in storage and shelving, carpet flooring, ceiling light point and central heating radiator, offering flexibility to suit a variety of needs.

FAMILY SHOWER ROOM
The modern shower room comprises a WC, wash basin set into a vanity storage unit and shower enclosure with wall-mounted shower and screen door. Part-tiled walls, built-in storage cupboards and a wall-mounted mirror add to the space, alongside mosaic-effect laminate flooring, obscure side window, under-eaves storage, extractor fan, ceiling light points and central heating radiator.

SECOND FLOOR LANDING AND STAIRS
A bright second-floor landing with a uPVC double-glazed window to the rear elevation, solid doors leading to the two bedrooms and family shower room, carpet flooring and ceiling light point.

GARAGE
A useful garage with power and lighting, providing secure storage and additional practical space.

PARKING
To the front, a spacious gravel driveway provides ample off-road parking for multiple vehicles.

OUTSIDE

The property enjoys generous and beautifully landscaped outside space, making the most of its elevated position and impressive views. A paved area extends from the bi-fold entrance doors, with steps leading down to the predominantly lawned garden. A second tier features further lawn, a pond and mature trees surrounding the boundaries. Stone steps lead to an additional level with a decked balcony and garden shed, providing an excellent spot to sit and enjoy the far-reaching views. To the front, stone steps lead up to a further level of garden with rear access, again predominantly laid to lawn, complemented by mature shrubs and planting, with stone and fenced borders.

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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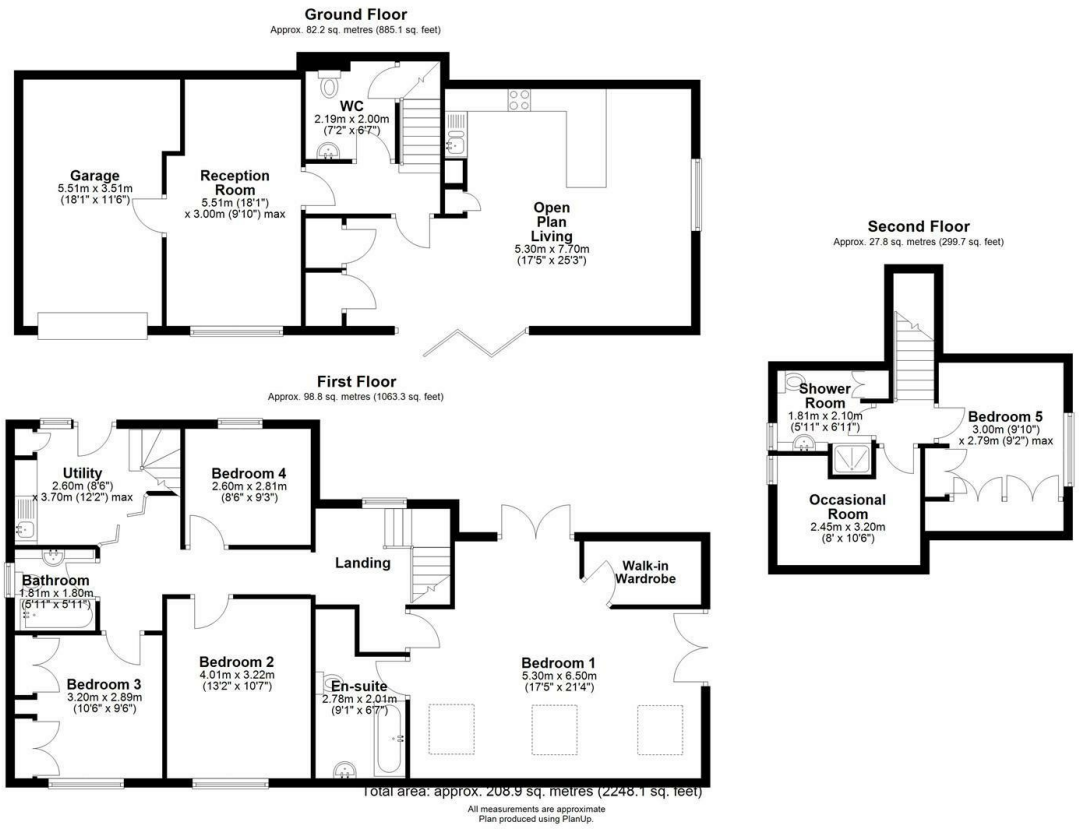

Directions

Viewings

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

Council Tax Band

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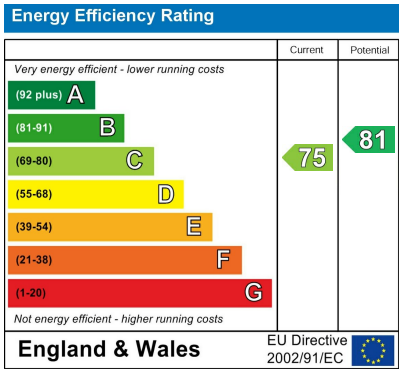

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