



## Hillcrest Drive, Oughtibridge, S35

Asking Price £170,000

- NO CHAIN - FANTASTIC TWO BEDROOM FIRST FLOOR APARTMENT
- PRIVATE PARKING AND TWO SEPARATE GARAGES BELONGING TO THE APARTMENT
- LEASEHOLD PROPERTY
- SPACIOUS AND BRIGHT ROOMS THROUGHOUT
- AMAZING ELEVATED VIEWS TO ALL ASPECTS
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- COUNCIL TAX BAND A - £1,512.43



# Hillcrest Drive, Oughtibridge, S35

**\*\* NO CHAIN \*\* SUPER TWO BEDROOM FIRST FLOOR APARTMENT \*\*** What a find! This great apartment is tucked away on a quiet private road, with amazing elevated views and the massive bonus of two free-standing garages and off road parking to the rear. The vendors bought the property as a two bed but have converted one to an open plan dining room off the kitchen. This can easily be changed back if required. The building consists of our apartment and the ground floor one directly below, the two properties share the gardens and the gated drive to the garage and parking area. Briefly comprising of; Private ground floor access with a flight of stairs to the first floor landing; Lounge dining room; Kitchen; Bedroom two/ Open plan dining room; Large primary bedroom; Family bathroom; Two garages and parking; Communal gardens;



Council Tax Band: A



## **GROUND FLOOR ENTRANCE**

To the rear of the building private access to the apartment lays to the ground floor. A half obscure uPVC entrance door opens to the lobby area;

## **LOBBY**

Having; Carpet flooring; Coat hanging space; Stairs rising to the first floor landing;

## **LANDING**

With; Carpet flooring; Aluminium handrail and balustrade; Ceiling light; Loft hatch access; Doors to the lounge, kitchen, dining room/ bedroom two, bedroom one and family bathroom;

## **LOUNGE DINING ROOM**

This lovely living space has excellent natural light to the space via a large uPVC bay window to the front elevation, offering superb views and a further side facing window; Low level wooden media storage unit to one wall, with matching skirting boards; Central heating radiator; Recessed ceiling lights; Wall light point; Carpet flooring; Coving;

## **KITCHEN**

Again with great views over the surrounding countryside the kitchen has; uPVC double glazed window to the front elevation; A good range of wooden wall, base and drawer units; Integrated oven, four ring hob with extractor fan above and Fridge freezer; Space and plumbing for washing machine; Circular sink and drainer with mixer tap; Fully tiled walls; Cushioned vinyl flooring; There is ample space for a breakfast table and chairs if required; Open access to the dining room;

## **DINING ROOM/ BEDROOM TWO**

As mentioned the dining room has been converted from what was bedroom two, this can easily be returned to create a second bedroom if required.

Another spacious room with; Rear and side facing uPVC double glazed windows; Carpet flooring; Ceiling light point; Central heating radiator; Coving; Space for dining furniture and relaxing reading area;

## **BEDROOM ONE**

This great sized room has; Good amount of storage with wood and gloss panelled sliding door wardrobe storage to one wall and deep set, built in gloss doored storage to the opposite wall; Matching wooden hotel style headboard with bedside tables; Carpet flooring; Central heating radiator; Recessed ceiling spotlights; uPVC double glazed bay window to the rear elevation views;

## **FAMILY BATHROOM**

Comprising of; Corner shower enclosure with wall mounted shower and curved screen doors; WC; Wash basin set into a vanity storage unit with cupboards and open shelving; Vertical heated towel rail; Fully tiled walls and floor; Obscure double glazed window to the front elevation; Ceiling light point;

## **LOFT**

Part boarded with a pull down ladder, power and lighting; Housing the wall mounted boiler; Good sized space for conversion;

## **GARAGES**

Positioned to the rear of the property a block of four garages, two belonging to this and two to the ground floor apartment. With up and over doors, power and lighting.

## **PARKING**

From the gated side drive there are multiple parking spaces, again shared by just the two properties, ideal for visiting friends and family members.



## **FRONT GARDEN**

The shared front garden is maintained by a gardener, paid for privately by the owners of the two apartments.

## **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

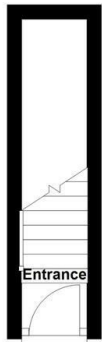




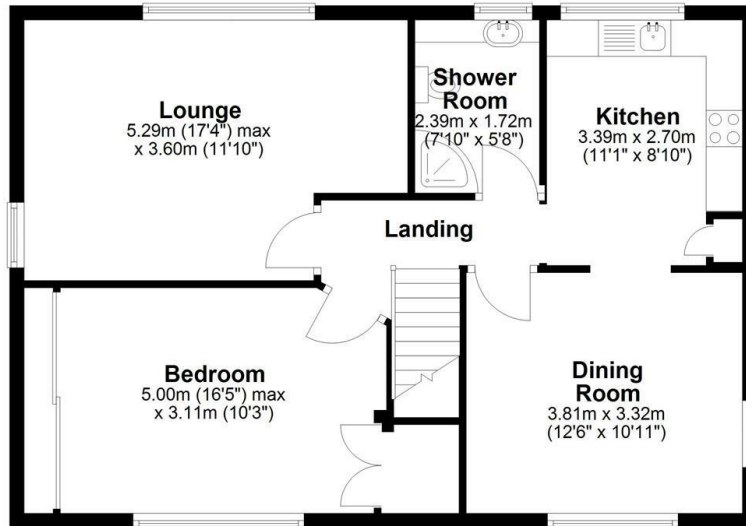




**Ground Floor**  
Approx. 3.8 sq. metres (40.8 sq. feet)



**First Floor**  
Approx. 67.5 sq. metres (726.3 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 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

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	