



Birch Grove, Oughtibridge, S35

Asking Price £395,000

- SUPERB FAMILY HOME WITH FOUR/ FIVE DOUBLE BEDROOMS
- LUXURIOUS BEDROOM ONE WITH DRESSING ROOM AND JULIET BALCONY
- FREEHOLD - COUNCIL TAX BAND C - £2016.58 PA
- THREE VERSATILE RECEPTION ROOMS
- ELEVATED VIEWS OVER FIELDS AND WOODLAND
- LARGE GARAGE AND UNDER HOUSE WORK ROOM STORAGE SPACE
- LOVELY BATHROOMS TO THE GROUND AND TO THE FIRST FLOORS
- SOLAR PANELS - GENERATING APPROX £1000 pa INCOME FROM FEED IN TARIFFS
- OFF ROAD PARKING FOR SEVERAL VEHICLES

Birch Grove, Oughtibridge, S35

****EXCELLENT FOUR/ FIVE DOUBLE BEDROOM AND TWO BATHROOM SEMI DETACHED DORMER BUNGALOW**** This lovely home has many outstanding features, not least of all the panoramic views to the front elevation and the woodland views to the rear. With three ground floor reception rooms, one of which could be utilised as the fifth bedroom, and to the first floor four good sized bedrooms, this spacious property is the perfect family home. Located in the village of Oughtibridge with its many amenities and just a short walk to Oughtibridge primary school. The property benefits from cost saving solar panels, generating around £1000 pa income from feed-in tariffs. The property briefly comprises of; Entrance hallway; Lounge with feature fireplace; Dining room; Kitchen; Bedroom four/ office; Family bathroom; Stairs to first floor; Three large double bedrooms; Shower room; Garage and drive; Elevated front and rear gardens;



Council Tax Band: C



ENTRANCE HALLWAY

The main entrance is on the side of the house. A double-glazed hardwood door provides access to an 'L' shaped entrance hallway with; Ceiling light points; Central heating radiator; Two large storage cupboards;

LOUNGE

The split level lounge has; Feature fireplace; Carpet flooring; A large uPVC double glazed picture window, encompassing the wonderful views to the front elevation; A raised area by the window, creating an ideal reading nook; Central heating radiator; Wall light points; Coving; Vertical radiator;

DINING ROOM

Having; An open window and doorway through from the hallway; Hardwood flooring; An uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Open plan wooden staircase to the first floor;

KITCHEN

Comprising of; A good range of pine and painted pine wall, base and drawer units; Light coloured work surfaces, with an aluminium trim; Integrated electric oven and five ring gas hob, with an extractor hood above; One and half sink and drainer with mixer tap; Space and plumbing for a washing machine, tumble dryer and dishwasher; uPVC double glazed window framing the rear garden views; Glazed door to the rear elevation; Fully tiled walls; Recessed ceiling spotlights; Central heating radiator; Hardwood flooring;

BEDROOM FIVE/ OFFICE

This multi purpose room is a versatile area to suit the buyer's needs. With built in wardrobe and cupboard storage across the inner end of the room. This room has been used as an additional bedroom by previous owners. Having; Central heating radiator; Traditional hardwood double-glazed French doors, leading out onto paved entertaining area; Currently utilised as an office/work room with various light points to facilitate this; Carpet flooring; Coving; Ceiling light point;

GROUND FLOOR BATH AND SHOWER ROOM

This good sized family bathroom is fitted with a white suite comprising of full sized bath with bespoke solid wood side panel, bidet and wc, all having mixer taps; A beautiful blown glass feature wash basin with mixer tap and stainless steel fittings; Wall mounted shower with a folding glazed side screen door; Walls and flooring are fully tiled; Low level cupboard storage with a matching corner cupboard unit with a roll top work surface and complementary wall mounted cabinet above; An uPVC obscure double glazed window to the rear elevation; Central heating radiator; Ceiling light point; Extractor fan;

STAIRS RISING TO THE FIRST FLOOR LANDING

Accessed via the hardwood staircase located in the dining room. With doors to the four first floor bedrooms and family bath and shower room; Loft hatch access; Ceiling light points;

BEDROOM ONE

This beautiful haven of a bedroom has many outstanding features, including; Mirrored wardrobe sliding door storage, providing access to a hidden dressing room with hanging rails and shelf storage, seating area, power and lighting; A juliet balcony, with bi-folding doors brings the outside garden space into this stunning room; Engineered Oak parquet flooring; Vertical radiator; Ceiling light point; Coving; Feature stained glass effect door;

BEDROOM TWO

This second double bedroom has under eave storage to the front elevation, under the uPVC double glazed picture window which overlooks the woods at the far side of the valley. The room benefits from built in wardrobe storage, which is not included in the room dimensions. Also having; Carpet flooring; Ceiling light point,; Central heating radiator,; Coving;

BEDROOM THREE

With; Built in wardrobe storage; Recess, proving a cosy sleeping nook; uPVC double glazed window to the side elevation; Also having; Insulating cork tiled engineered flooring; Ceiling light point; Central heating radiator;

BEDROOM FOUR

Created by the current owners the fourth bedroom is built into the eaves and has; A triple glazed Velux window, offering amazing views; Built in wardrobe storage; Exposed ceiling beam; Also having; Insulating cork tiled engineered flooring; Ceiling light point; Central heating radiator;

FAMILY BATH AND SHOWER ROOM

This excellent space has been fitted with bespoke carpentry throughout. From the feature custom made Oak peninsula, housing a marble countertop wash bowl and tiled worktop. With a larger than average walk in shower unit which includes a multi-function shower system with body jets and screen doors. The wall hung WC and bidet are in a 'pergamon' off white hue. Useful cupboard storage houses the pressurised hot water tank and also acts as an airing cupboards & linen storage area. Also having two vertical stainless steel towel rails, recessed ceiling spotlights, wall mounted cabinet, mirror with lighting, extractor fan, predominantly tiled walls and part tiled part wooden flooring.

GARAGE & DRIVE

There is an additional car parking area bounded on two sides by a stone retaining wall. Steps

lead up to the stone flagged area at the side of the house. At the head of the drive is the garage under the house, 18ft x 12ft fitted with an electric roller shutter door. At the rear of the garage a door leads to a 12ft x 3ft storage area / wine cellar. There is a comprehensive power circuit. Meters and circuit breakers are situated in the garage.

FRONT GARDEN

At the front of the house is a substantial tarmaced drive, bordered by a stone wall retaining the raised front lawned garden.

REAR GARDEN

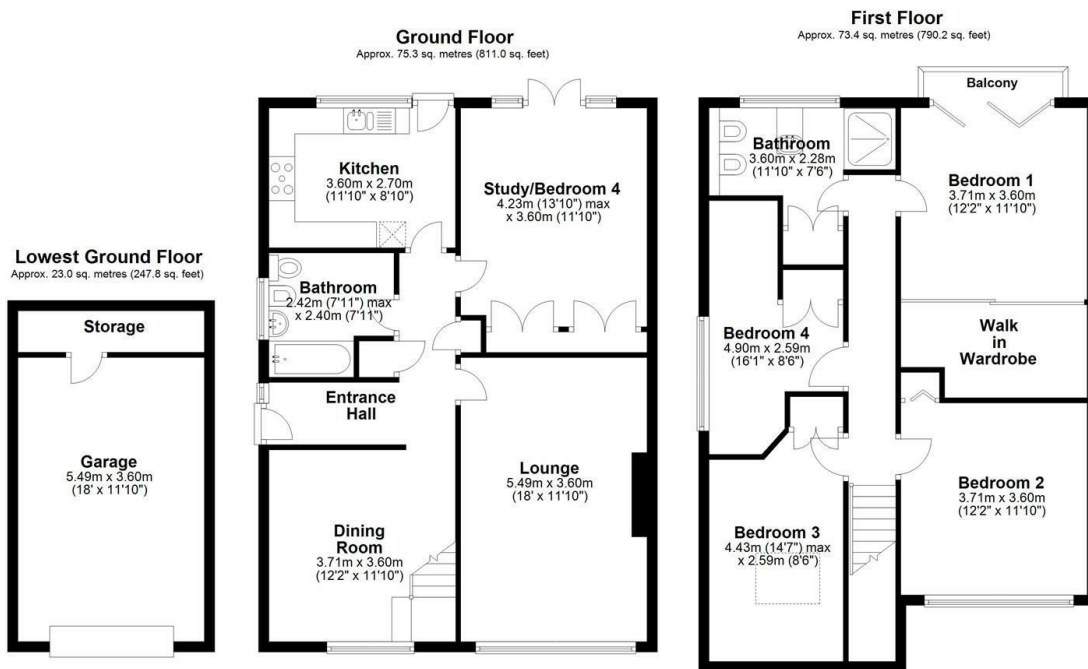
At the rear of the house is a substantial patio with a wooden shed, steps lead up to a paved area, then to a level lawn with stone patio, side beds and a pond. Beyond that further steps lead up to a sloped grassed area, flower / vegetable beds. The rear boundary is a stone wall with wrought iron gate leading out to woodland walks. There is power available to the garden.

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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. 171.8 sq. metres (1849.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	