



## Cowley Road, Oughtibridge, S35

Asking Price £545,000

- 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



# Cowley Road, Oughtibridge, S35

**\*\* STUNNING ELEVATED VIEWS \*\* VIEWING HIGHLY RECOMMENDED \*\*** A rare opportunity has arisen to purchase this unique part renovated five bedroom split level property. This versatile property has a layout which offers the chance to either enjoy as a whole or split to create two independent living accommodations, ideal for a dependent relative or family living. This property briefly comprises of; Modern open plan breakfast kitchen, dining and family room; Lounge; Downstairs wc; Stairs to the first floor; Refurbished bedroom one with walk in wardrobe and ensuite; Three further first floor bedrooms; Family bathroom; Utility room with door leading to the rear access; Stairs rising to the second floor; One second floor bedroom and an occasional room; Family shower room; A generous amount of outside space surrounds the property; Off road parking for multiple vehicles;



Council Tax Band: C



## **ENTRANCE**

Contemporary bi-fold entrance doors open into the newly refurbished open plan breakfast kitchen, dining and family room;

## **OPENPLAN BREAKFAST KITCHEN DINING FAMILY ROOM**

### **BREAKFAST KITCHEN AREA**

This stunning kitchen area has; Grey gloss wall, base and drawer units with marble countertops and upstands with etched drainer; 1 1/2 sinks with mixer taps; Under unit lighting; Integrated double oven and induction hob with contemporary extractor above; Integrated fridge freezer and dishwasher; Breakfast bar peninsula with seating and storage below; Feature light points above breakfast seating; Recessed ceiling spotlights; Wood effect vinyl flooring;

### **DINING FAMILY SITTING AREA**

Having; Electric freestanding log effect burner; uPVC double glazed window to the side elevation; Two solid oak doors to storage cupboards; Recessed ceiling spotlights; Modern electric radiators; Wood effect vinyl flooring; Part glazed oak door into the inner hallway;

### **INNER HALLWAY**

With; Ceiling light point; Wood effect vinyl flooring; Stairs rising to the first floor; Solid oak door into the downstairs wc; Part glazed oak doors into the lounge and the open plan breakfast kitchen, dining and family room; All the ground floor doorways are extra wide suitable for wheelchair access;

### **LOUNGE**

The tranquil formal lounge area has; A large uPVC double glazed window to the front elevation; Ceiling light point; Wood effect vinyl flooring; Central heating radiator; Solid door into the garage;

### **DOWNSTAIRS WC**

Having; WC; Wash basin set into vanity storage unit; Electric vertical heated towel rail; Solid door to the under stair storage; Wood effect vinyl flooring; Ceiling light point; Extractor fan;

## **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

This generous size primary bedroom has many outstanding features, with; Glass panelled Juliette balcony to the side elevation with stunning elevated views; Solid oak door leads into a walk in wardrobe with motion sensor lighting; Double doors leading out to the rear garden; Three Velux windows; Two modern electric radiators; Recessed ceiling spotlights; Ceiling light point; Solid oak door into the ensuite;

### **EN SUITE BATHROOM**

This modern en suite comprises of; WC; Wash basin set into vanity storage unit; Freestanding bath; Shower enclosure with wall mounted shower and screen door; Velux window; Electric vertical heated towel rail; Wood effect vinyl flooring; Extractor fan;

### **BEDROOM TWO**

Another great size bedroom with; A large uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

Double bedroom three has: Fitted wardrobe storage to one wall; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM FOUR**

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

The family bathroom comprises of; Panelled bath; WC; Wash basin set in vanity storage unit; Wall mounted mirror; Part tiled walls; Obscure glazed window to the side elevation; Extractor fan; Laminated flooring; Ceiling light point; Central heating radiator;

### **UTILITY ROOM**

This useful space has; Wood effect storage cupboards; Single sink with drainer and mixer tap; Marble effect worktops and upstands; Space and plumbing for a washing machine and dryer; Part glazed door leads out to the rear access with a window side panel; Staircase rising to the second floor; Laminate flooring; Ceiling light point;

## **FIRST FLOOR LANDING AND STAIRS**

This light space has; A large uPVC double glazed window to the rear elevation bringing in a great amount of natural light to the area; Modern Glass Balustrades staircase and feature chandelier; Solid doors to the four first floor bedroom, the family bathroom and under stair storage; Solid bi-fold doors lead you into the first floor utility area; Carpet flooring;

## **STAIRS TO THE SECOND FLOOR**

### **BEDROOM FIVE**

A further double bedroom with; Fitted wardrobe storage; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **OCCASIONAL ROOM**

With; Velux window to the front elevation; Window to the side elevation; Built in storage and shelving; Carpet flooring; Ceiling light point; Central heating radiator;



### **FAMILY SHOWER ROOM**

Comprising of; WC; Wash basin set into vanity storage unit; Shower enclosure with wall mounted shower and screen door; Part tiled walls; Built in storage cupboards; Mosaic tile effect laminate flooring; Obscure window to the side elevation; Solid door to an under eave storage area; Wall mounted mirror; Extractor fan; Ceiling light points; Central heating radiator;

### **SECOND FLOOR LANDING AND STAIRS**

Having; Solid doors to the two second floor bedrooms and the family shower room; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point;

### **GARAGE**

With; Power and lighting;

### **PARKING**

To the front of the property a spacious gravel driveway allows parking for multiple vehicles;

### **OUTSIDE**

The large outside space has; A paved area which leads out from the bi-fold entrance doors with one step down to the garden; Predominantly laid to lawn; From the front of the property stone stairs lead up to the rear level access which is also predominantly laid to lawn; Stunning elevated views; Mature shrubs and planting; Stone and fence borders;

### **DISCLAIMER**

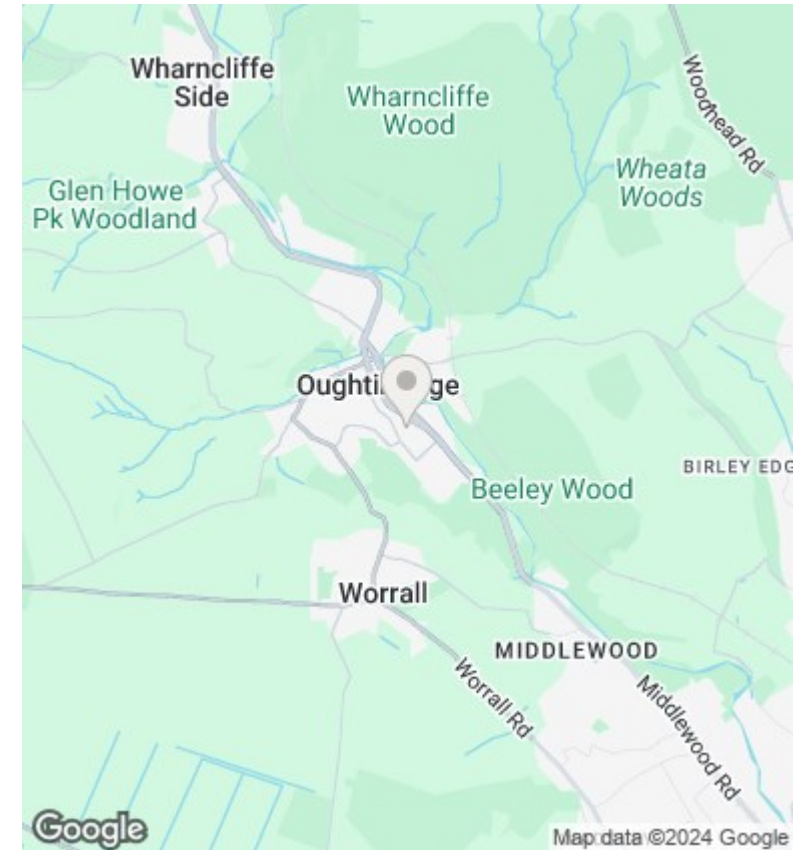
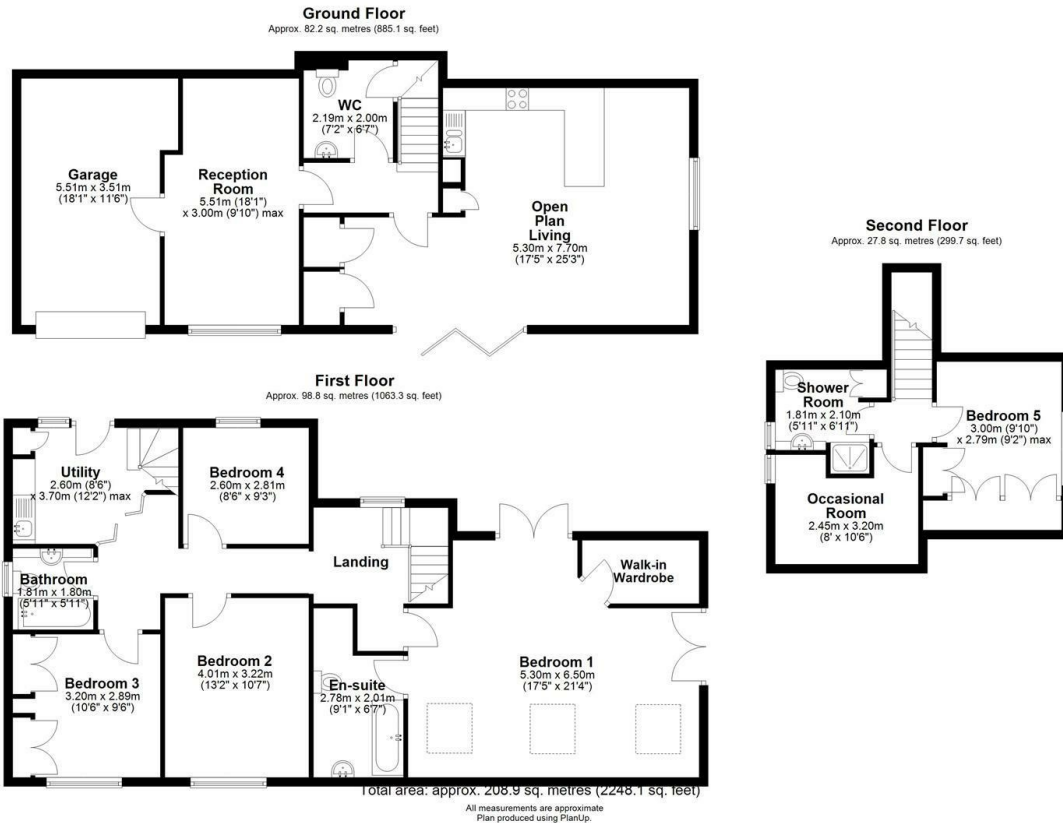
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## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>	75	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	