



## 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;

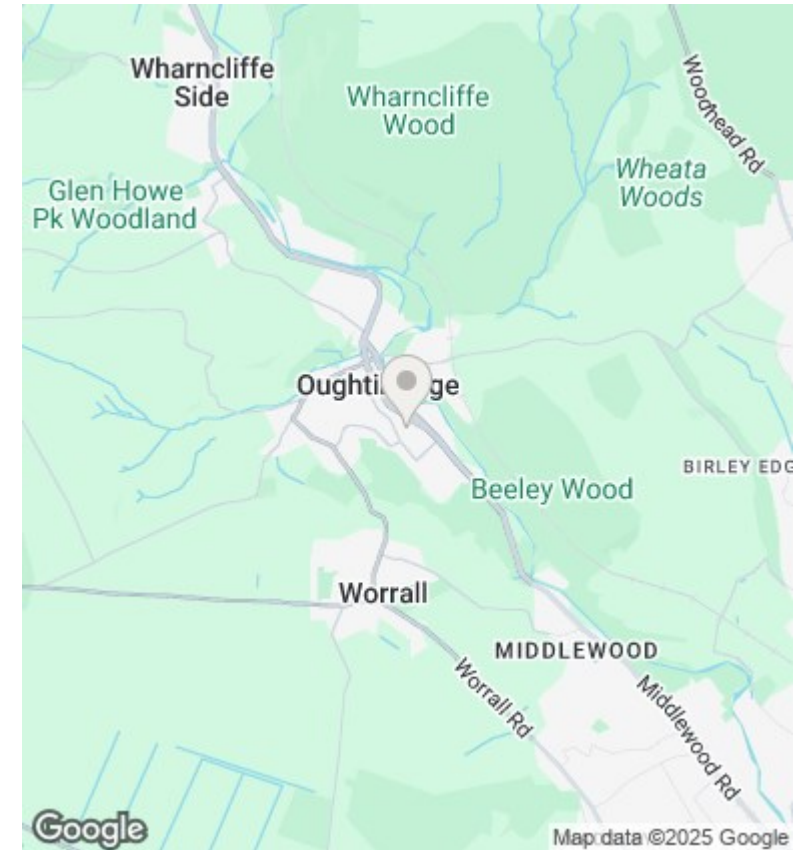
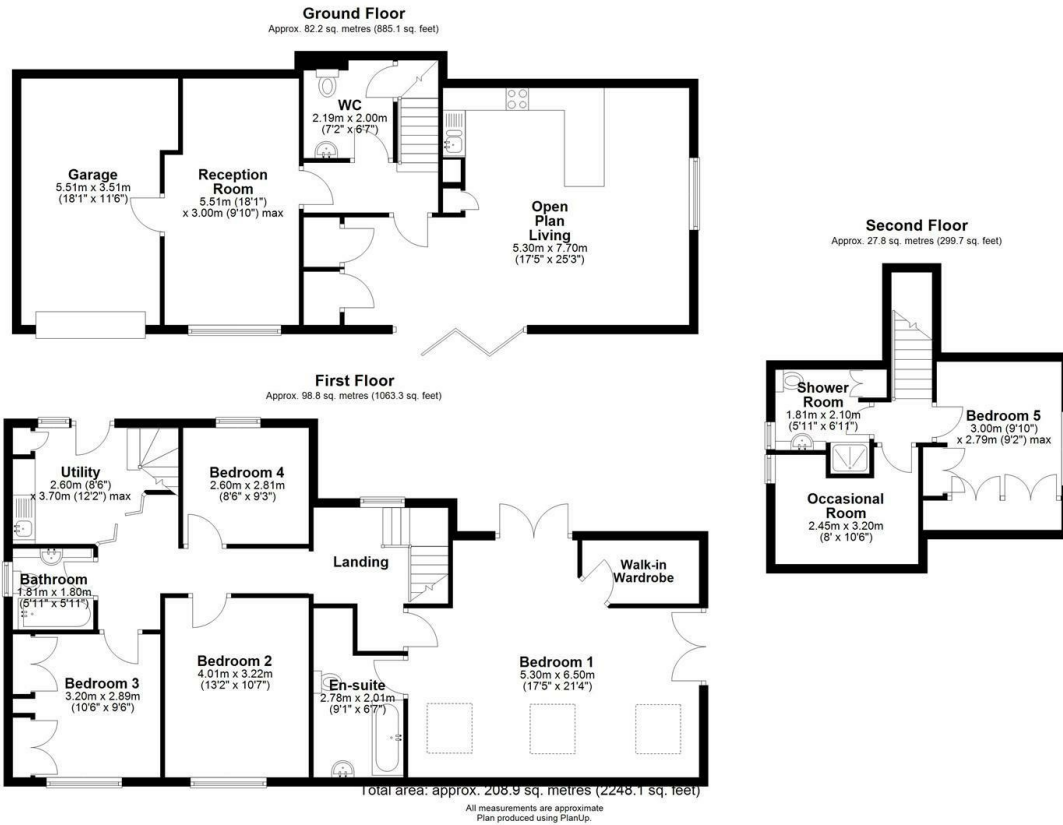
### **DISCLAIMER**

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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5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









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