



## Cockshutts Lane, Oughtibridge, S35

Asking Price £290,000

- SUPERB THREE BEDROOM FAMILY HOME
- ENCLOSED REAR GARDEN
- LEASEHOLD WITH 709 YEARS REMAINING
- NEWLY REFURBISHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND C £2,021
- SET IN A GENEROUS SIZE PLOT
- POPULAR VILLAGE LOCATION
- ELEVATED VIEWS



# Cockshutts Lane, Oughtibridge, S35

**\*\* LOVELY ELEVATED VIEWS \*\* VIEWING HIGHLY RECOMMENDED \*\*** Welcoming to the market this newly refurbished three bedroom semi detached property in the heart of Oughtibridge Village. This lovely family home, is tucked away on a quiet cul-de-sac position. Close to the villages many local amenities including restaurants, pubs and shops and laying within a short walk to the outstanding Oughtibridge Primary School. With beautiful country walks on hand this is an ideal family home which offers the buyers the scope to put their own stamp on it. The whole house has been recently plastered, rewired & a new central heating system installed. Briefly comprising of; Entrance hallway; Open plan lounge, diner and breakfast kitchen; Downstairs wc; Stairs rising to the first floor; Three good size bedrooms; Family bathroom; Garage; Driveway providing parking for multiple vehicles; Large Front and rear gardens;



Council Tax Band: C



### **ENTRANCE HALLWAY**

This welcoming hallway is accessed via a part glazed entrance door, with; Feature arch double glazed windows; Wood effect flooring; Cleverly hidden under stair storage cupboard, set into the panelling; Oak veneer and glass balustrade carpeted stairs rising to the first floor; Ceiling light point; Central heating radiator; Solid doors to the downstairs wc and the open plan family room;

### **OPEN PLAN FAMILY ROOM**

This open plan 'L' shaped living space has;

### **LOUNGE AREA**

With; A large uPVC double glazed bay window to the front elevation, casting fantastic natural light into the space; Working log burner; Wood effect flooring; Ceiling light point; Central heating radiator;

### **DINING AREA**

Having; Decorative open plan fireplace, which is currently utilised as a log store; Double uPVC glazed doors into the rear garden; Wood effect flooring; Modern vertical central heating radiator; Ceiling light point;

### **BREAKFAST KITCHEN**

Comprising of; A good range of neutral coloured wall, base and drawer units, with solid wood work tops; One and a half sink and drainer with mixer tap, with an uPVC double glazed picture window above; A breakfast peninsula offering seating and having under unit storage; Space for a Rangemaster cooker with black gloss panel backsplash and extractor hood above; Integrated dishwasher; Space for an upright fridge freezer; Recessed ceiling spotlights;

### **DOWNSTAIRS WC**

Having; WC set into wood effect vanity unit; Wash basin; Wall mounted storage cupboard; Space and plumbing for a washing machine; Ceiling light point; Tile effect flooring;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

This generous primary bedroom has; A large uPVC double glazed bay window to the front elevation, with gorgeous elevated views; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A further double bedroom, with; A large uPVC double glazed window to the rear elevation; Loft hatch access; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

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

### **FAMILY BATHROOM**

Modern family bathroom having; WC; Wash basin set into wood effect vanity storage unit; Bath with mixer tap; Complementary tiled walls and bath panel; Shower enclosure with rain head shower and shower attachments, with screen doors; uPVC obscure double glazed windows to the rear and side elevation; Recessed ceiling spotlights; Vertical heated towel rails; Tile effect flooring; Extractor fan;

### **FIRST FLOOR LANDING AND STAIRS**

This light space has; Modern glass and wood staircase and balustrade; uPVC double glazed window to the side elevation; Ceiling light point; Carpet flooring; Solid doors to the three bedrooms and the family bathroom;

### **GARAGE**

With; Power and lighting; Housing the boiler;

### **DRIVEWAY**

The generous drive allows for off road parking for multiple vehicles;



## FRONT GARDEN

With an array of shrub planting and lawn to the front elevation;

## REAR GARDEN

Great size enclosed rear garden, with; Storage; Predominantly laid to lawn; Fence and wall 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.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

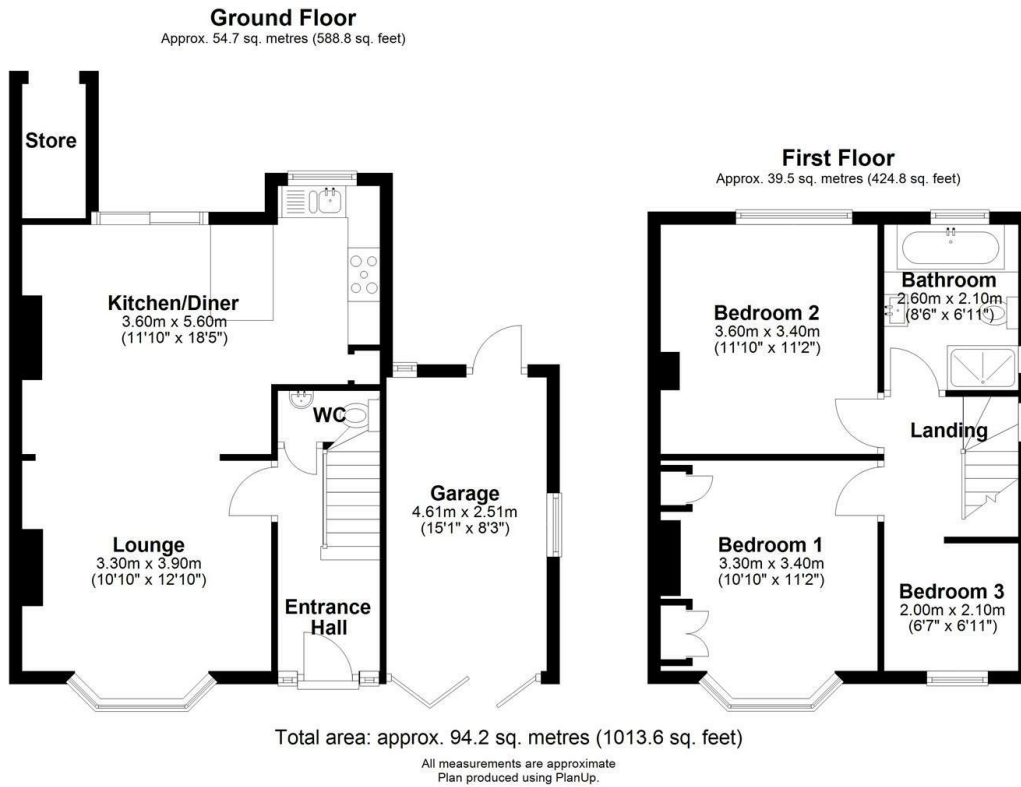
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(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	