



## Fellowsfield Way, Kimberworth, S61

Asking Price £170,000

- NO CHAIN - LEASEHOLD
- LOUNGE WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS
- SEMI DETACHED TWO BEDROOM BUNGALOW
- KITCHEN DINING ROOM
- GARAGE WITH ONE PARKING SPACE INFRONT
- REAR GARDEN ROOM EXTENSION
- BRAND NEW WETROOM



# Fellowsfield Way, Kimberworth, S61

**\*\* NO CHAIN \*\* GREAT TWO BEDROOM BUNGALOW \*\* BRAND NEW WET ROOM \*\*** Ideally situated in the Kimberworth area, close to local shops and amenities. This semi detached bungalow benefits from a garage, with a parking space in front. The property has a low maintenance fully paved front, side and rear gardens perfect for garden planters. The property briefly comprises of: Lounge with feature fireplace; Kitchen diner; Multi purpose garden room; Inner hallway; Two double bedrooms; Family wetroom; Garage and an off road parking space; Front and rear garden;



Council Tax Band: B



## **FRONT ENTRANCE**

An uPVC front entrance door opens directly to the lounge;

## **LOUNGE**

The good sized lounge has; Feature fireplace; Wood effect laminate flooring; Ceiling light point; Central heating radiator; Coving; uPVC double glazed window to the front elevation; Obscure glazed Georgian style doors, one to the inner hallway and one to the kitchen diner;

## **KITCHEN DINER**

Comprising of; Wood effect wall base and drawer units; Black roll top work surfaces; Tiled splash backs; Sink and drainer with mixer tap; Space and plumbing for a washing machine, cooker and fridge freezer; Vinyl flooring; Central heating radiator; Ceiling strip light; uPVC double glazed window to the rear elevation; Bi-fold door opening to the multi purpose garden room;

## **GARDEN ROOM**

This added living space would make an ideal dining room, further seating area or office to suit the needs of the buyer. Having; Wood effect double glazed windows to both sides and the rear aspects; Rear entrance door; Wood effect laminate flooring; Central heating radiator; Wall light point;

## **INNER HALLWAY**

With; Wood effect laminate flooring; Roof space access; Solid doors to the two bedrooms and the wetroom; Obscure glazed door to the lounge;

## **BEDROOM ONE**

Bedroom one has; Carpet flooring; Ceiling light; Central heating radiator; Coving; uPVC double glazed window to the garden room; Wardrobe storage;

## **BEDROOM TWO**

A further double bedroom with; Carpet flooring; Coving; Ceiling light point; Central heating radiator; Double glazed window to the front elevation;

## **FAMILY WETROOM**

This recently completed wet room comprises of; Wall mounted electric shower; WC; Wash basin set into vanity storage unit; Vertical heated towel rail; Wet room flooring; Dry wall panelled walls; Ceiling light point; Extractor fan; Obscure double glazed window to the side elevation;

## **GARAGE AND DRIVE**

Accessed via a shared side drive leading to the rear of the properties. The property has a parking space in front of the garage. With; Up and over door, power and lighting;

## **OUTSIDE**

The property has low maintenance fully paved front, rear and side gardens. Hedge and wall borders lays to either side of the iron entrance gate, opening to a good sized front outdoor area. The rear has fence and walls borders with a long raised bed planter at the bottom.

## **DISCLAIMER**

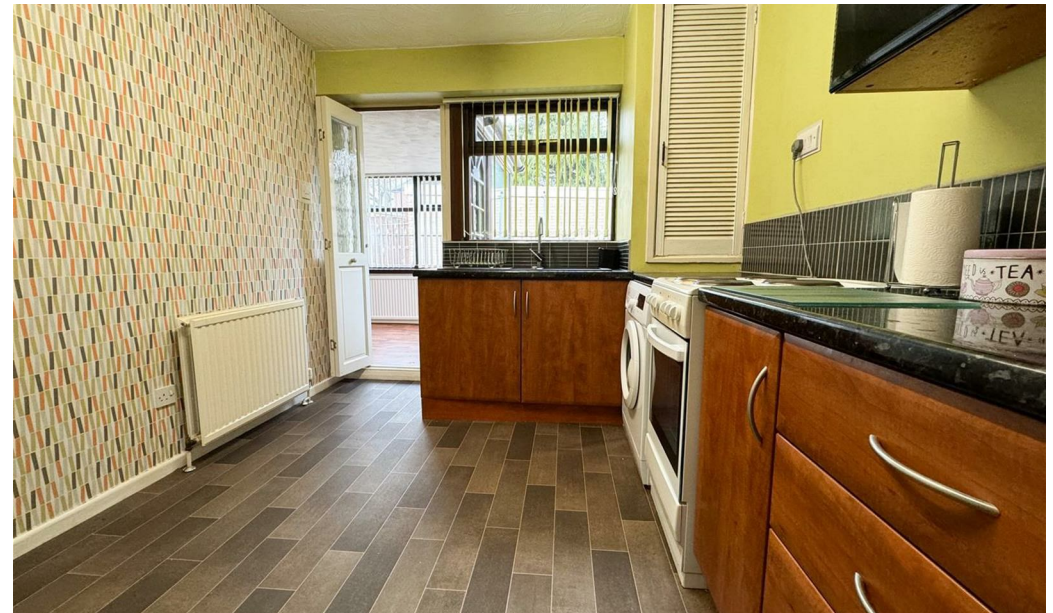
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic 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.

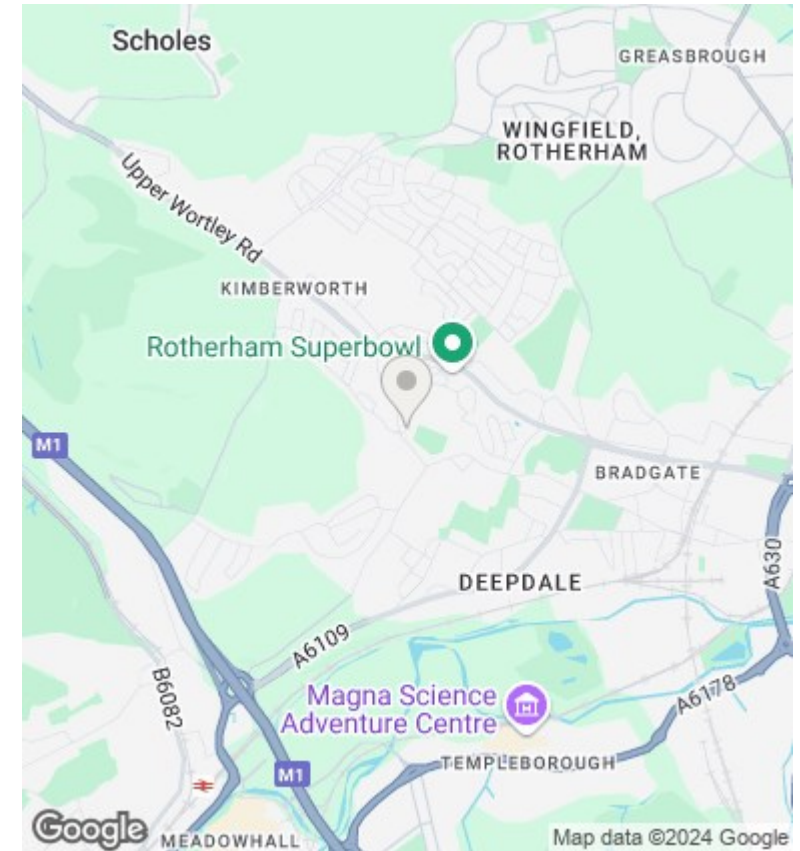
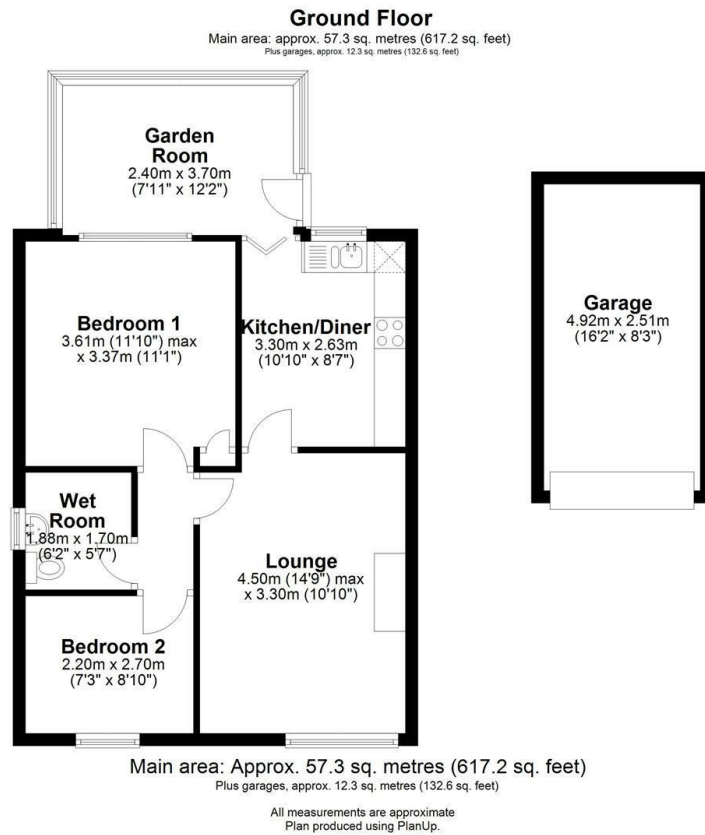
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	