



Chestnut Court, Oughtibridge, S35

Asking Price £325,000

- SUPERB THREE BEDROOM MID TOWN HOUSE
- TASTEFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- CONVERTED GROUND FLOOR OPEN PLAN LIVING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND C - £2016.58 - FREEHOLD
- FIRST FLOOR LOUNGE WITH ELEVATED TREE VIEWS
- LOW MAINTENANCE REAR GARDEN

Chestnut Court, Oughtibridge, S35

**** FANTASTIC THREE BEDROOM MID TOWN HOUSE ** RENOVATED GROUND FLOOR ** SUPERB OPEN PLAN LIVING SPACE **** Located in the heart of Oughtibridge, this beautiful family home has many attractive features. Not least of all the ground floor conversion, creating one large living space incorporating the kitchen, dining and sitting areas. With a beautiful formal lounge to the first floor, there is no shortage of space for all the family to enjoy. The property has three bedrooms, one on the first and two on the second floor. Benefiting from a wc cloakroom on the ground floor, the family bathroom to the first floor and an en suite shower room to the second floor master bedroom. Having a low maintenance rear garden, ideal for entertaining, and to the front of the property an off road parking space and further garden area.



Council Tax Band: C



ENTRANCE HALLWAY

A half obscure glazed composite entrance door opens to the welcoming hallway with; Wood effect laminate flooring; Recessed ceiling spotlights; Central heating radiator; Stairs rising to the first floor; Solid door to the downstairs wc and to the open plan living area;

OPEN PLAN FAMILY ROOM

The whole space is flooded with great natural light and has wood effect laminate flooring, recessed ceiling spotlights and central heating radiators throughout;

KITCHEN

Comprising of; Cream wall, base and drawer units, incorporating a banquette seating bench flowing into the dining area; Wood effect worktops; A bank of units to one wall housing the fridge freezer and the hidden laundry area, with space and plumbing for appliances; Integrated oven and four ring gas hob with extractor hood above; Built in dishwasher; Single sink and drainer with mixer tap, set beneath a double glazed window looking out to the rear garden; Double glazed patio doors open to the rear garden;

DINING AREA

With banquette seating and space for a good sized dining table and chairs;

SITTING AREA

Having; Fixtures enabling the fitting of a wall mounted TV; Space for sofa; uPVC double glazed window to the front elevation;

GROUND FLOOR WC CLOAKROOM

With; Obscure leaded window to the front elevation; WC; Wash basin; Recessed ceiling spotlights; Central heating radiator;

STAIRS TO THE FIRST FLOOR LANDING

With; Spindle handrails and balustrades; Laminate wood effect flooring; Ceiling light

point; Central heating radiator; Solid doors to the lounge, bedroom three/ office and family bathroom;

LOUNGE

This stylishly presented formal lounge has; Two uPVC double glazed windows to the front elevation, offering elevated tree views; Wood effect laminate flooring; Two central heating radiators; Two ceiling light points;

BEDROOM THREE/ OFFICE

This third double bedroom/ office offers the buyers a multi purpose room, dependant on needs. With; Wood effect laminate flooring; Panelled feature wall; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

Consisting of; Panelled bath; Wash basin; WC; Laminate wood effect flooring; Tiled walls to wet areas; Obscure double glazed window to the rear elevation;

STAIRS RISING TO THE SECOND FLOOR LANDING

With; Wood effect laminate flooring; Spindle handrail and balustrade; Loft hatch access; ceiling light point; Storage cupboard housing the water tank; Solid doors to bedrooms one and two;

PRIMARY BEDROOM

The spacious primary bedroom has; Double doored built in wardrobe storage; uPVC double glazed window to the front elevation; Wood effect laminate flooring; Central heating radiator; Ceiling light point; Solid door to ensuite;

ENSUITE SHOWER ROOM

This good sized ensuite shower room has; Shower enclosure with wall mounted shower and screen doors; Pedestal wash basin; WC; Mosaic tiled walls to the wet areas; Wood effect laminate flooring; Central heating radiator; Recessed ceiling spotlights;

DOUBLE BEDROOM TWO

Having; Built in wardrobe storage; Wood effect laminate flooring; uPVC double glazed window to the rear elevation; Papered feature wall; Central heating radiator; Ceiling light point;

DRIVE AND FRONT GARDEN

Drive providing off road parking for one car with lawned front garden; Mature shrub and tree planting;

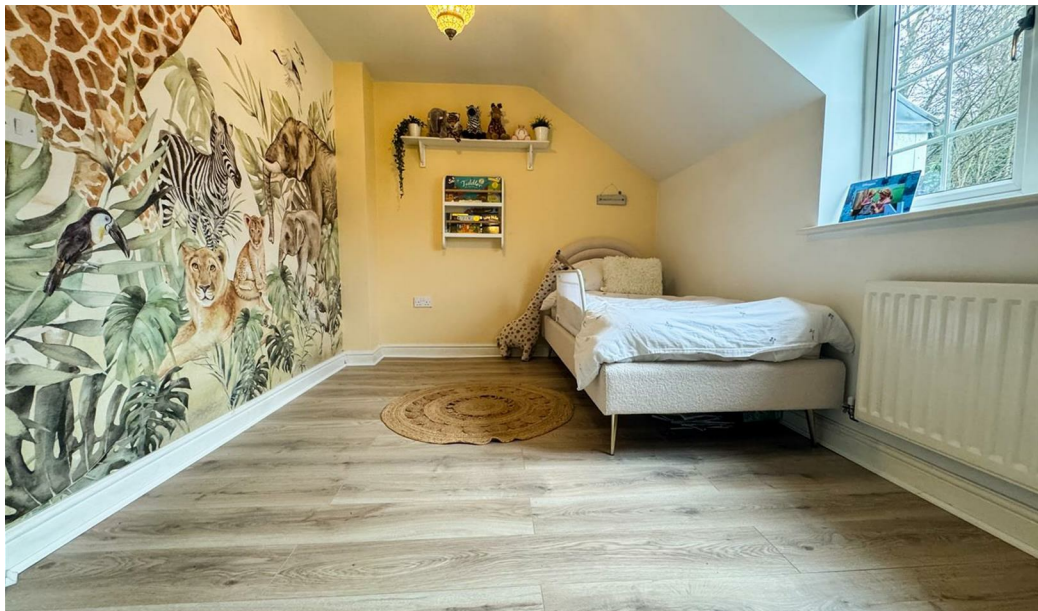
REAR GARDEN

A great low maintenance rear garden with; Paved seating areas; Artificial turf; Fence borders to three sides; Outside water supply; Mature shrubs;

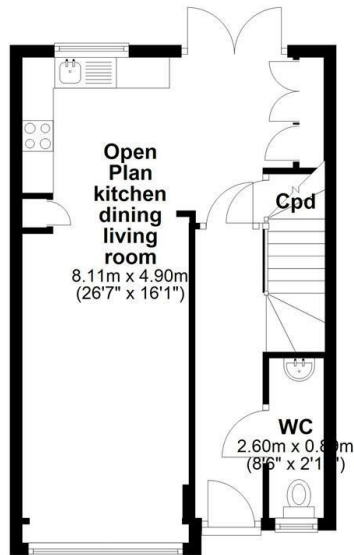
DISCLAIMER

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.

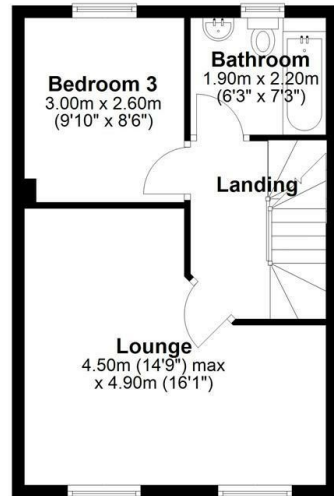




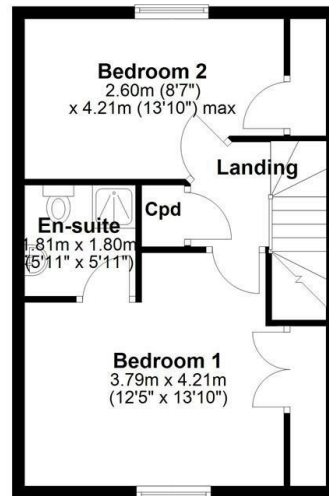
Ground Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



Second Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 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		89
(81-91)	B	75	
(69-80)	C		
(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	