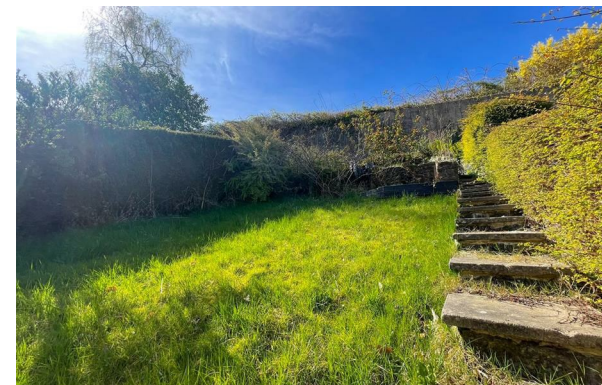




Coward Drive, Oughtibridge, S35

Asking Price £265,000

- RECENTLY REFURBISHED
- MODERN KITCHEN & BATHROOM
- SOUGHT AFTER LOCATION
- THREE BED TERRACED FAMILY HOME
- FRONT AND REAR GARDEN
- COUNCIL TAX BAND B - £1,681.01
- NEW FIXTURES & FITTINGS THROUGHOUT
- OFF ROAD PARKING
- FREEHOLD

Coward Drive, Oughtibridge, S35

Situated in this ever popular residential location of Oughtibridge is this well presented three bedroom terraced house. The family home has been lovingly refurbished and benefits from brand new modern kitchen, freshly painted walls and new carpets throughout.

A viewing is recommended to appreciate the freshly decorated and modernised accommodation on offer and briefly comprises of: Entrance porch, lounge/dining room with decorative fireplace, Brand new sleek kitchen, Stairs rising to the first floor with garden access. A further short flight of stairs leads to; Three spacious bedrooms and modern bathroom. Outside offers off road parking to the front and large patio and laid lawn to the rear.



Council Tax Band: B



ENTRANCE PORCH/UTILITY

This much loved family home is entered via a part glazed obscure uPVC door to the porch area with; An obscure uPVC double glazed windows to the front elevation; Single glazed window to the kitchen; Space and plumbing for washing machine and dryer; Laminate flooring; Painted walls; Wall light; Steps lead to a solid door to the lounge;

LOUNGE/DINING ROOM

A spacious family living room with; Brand new carpets, Central heating radiators; Decorative Fireplace; Dual aspect uPVC double glazed windows, providing lots of natural lights; Under stairs storage cupboard; Solid door to kitchen; Stairs leading to the first flooring; Freshly painted walls; Ceiling light points;

KITCHEN

This modern kitchen comprises of; A good combination of wall, base and drawer units; Sleek wood effect work top and splash back; Integrated electric oven and four ring ceramic hob, with extractor hood above; Black sink, drainer and mixer tap; Front facing single glazed window to the entrance porch; High uPVC double glazed window to rear elevation; Wood effect flooring; Freshly painted walls; Extractor fan; Spot lights;

STAIRS & LANDING

Stairs leading to the first floor; Providing access to the rear garden via part glazed uPVC door; Further stairs to all bedrooms and bathroom accessed via solid doors; Benefiting from new carpet; Painted wooden handrail; Freshly painted walls; Ceiling light point;

BEDROOM ONE

Spacious double bedroom; With; Large front facing uPVC double glazed window; Built in storage cupboards; Brand new carpets; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM TWO

Double bedroom; Having; Rear facing uPVC double glazed window; Brand new carpets; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM THREE

Single bedroom; Benefiting from; uPVC double glazed window to the rear elevation; Brand new carpets; Central heating radiator; Freshly painted walls; Ceiling light point;

BATHROOM

Modern bathroom comprising of; WC, Vanity unit with was basin and mixer tap, Panelled bath with over head shower; Obscure front facing uPVC window; Sleek black tiles to wet areas; Heated towel rack; Tiled flooring; Painted walls; Extractor fan; Spot lights;

FRONT GARDEN

The townhouse offers a drive providing off road parking and a lawn to the front.

REAR GARDEN

Having a large patio area; Stone slabbed steps leading to the laid lawn, wooden decking and a further raised patio area; Surrounded my mature shrubs and wooden 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.
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(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 