



# Fox Hill Road, Birley Carr, S6 1GG

Offers Over £220,000

3 1 1



## Why We Love It

### A Tranquil Spot With Fantastic Access To Sheffield

Located in the peaceful community of Birley Carr, this home provides the perfect balance between suburban calm and easy access to the city. You'll find yourself close to local amenities, schools, and parks, making it a convenient place to settle while enjoying the best of Sheffield's offerings. Whether you're heading into the city or exploring nearby green spaces, everything is within reach.

## Why You'll Love It

Inside, the home welcomes you with a generously sized lounge/dining room, perfect for both entertaining and relaxing. The well-appointed kitchen offers plenty of storage, with an additional under-stairs cupboard for added convenience.

Upstairs, two double bedrooms feature built-in storage, providing ample wardrobe space, while the versatile single bedroom offers the flexibility for a home office or guest room. A sleek three-piece bathroom suite completes the floor plan, offering a modern space to unwind.

Outside, the property boasts a front garden with a gated driveway, as well as a sizable and beautifully maintained rear garden. With half lawn and half decking, the garden offers a fantastic outdoor area for entertaining, dining, or simply enjoying a peaceful afternoon.

## Tenure

Leasehold

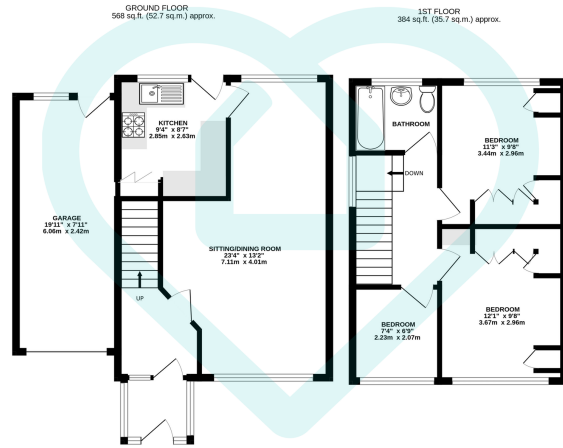
Lease Start Date 02 May 1973

Lease End Date 29 Sep 2171

Lease Term 200 years from 29 September 1971

Lease Term Remaining 147 years



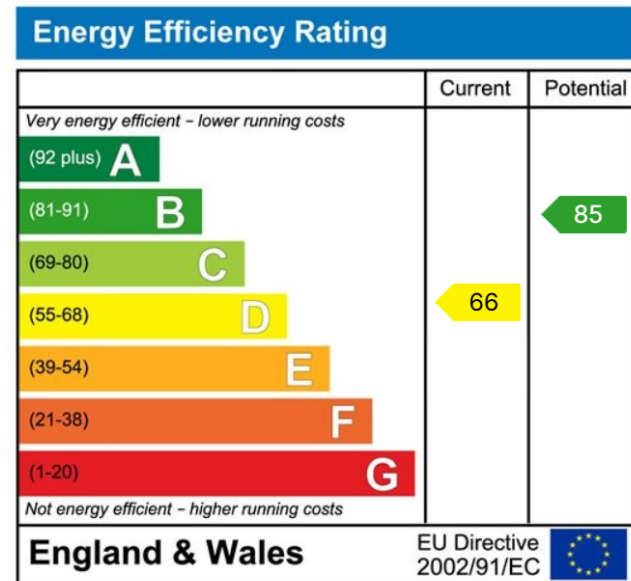


TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Attractive Rear Garden
- Drive
- Garage
- Large Living Spaces
- Close to Amenities
- Good Range of Local Schools
- Key Road Access
- Sought After Location
- Semi Detached Home
- Surrounding Green Space



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The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

Get in touch - arrange an appointment

- 0114 232 1764
- sales@morfittsmith.co.uk
- lettings@morfittsmith.co.uk
- newhomes@morfittsmith.co.uk
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