



**Birchlands View,**



**welcome to**

**Birchlands View,**

GUIDE PRICE £190,000 - £200,000 — An excellent two-bedroom family home offering modern living throughout, including a stylish kitchen/diner, good-sized bedrooms and off-street parking. Ideally located in the popular S4 postcode, just 1.1 miles from the Northern General Hospital.



## Accommodation Ground Floor

### Main Hallway

With a modern double-glazed entrance door, staircase to the first-floor accommodation, a single-panel radiator, and a door to the left leading through to the living room.

### Lounge

11' 5" x 11' 4" ( 3.48m x 3.45m )

With a double-glazed window to the front elevation, laminate flooring, a double radiator, and a door leading through to the kitchen.

### Kitchen

13' 9" maximum x 14' 8" ( 4.19m maximum x 4.47m )

With access to the understairs store cupboard, a UPVC double-glazed entrance door, and a UPVC double-glazed window. A modern kitchen offering a matching range of base, drawer, and wall units, roll-top work surfaces incorporating a half-bowl stainless steel sink unit with chrome-style hot and cold mixer tap, a four-ring stainless steel gas hob with overhead cooker extractor and oven, a double radiator, concealed wall-mounted combi boiler, undercounter plumbing for a washing machine, tiled splashbacks, and a door leading to the WC.

### Downstairs W/C

With a modern white low-flush WC and pedestal wash basin with tiled splashbacks, a single radiator, and an extractor.

## First Floor Accommodation

### Main Landing

With loft access and a built-in storage cupboard.

### Master Bedroom

9' 10" x 12' 6" Plus wardrobes ( 3.00m x 3.81m Plus wardrobes )

With two double-glazed windows, a single radiator, and a fitted bank of wardrobes along one wall with sliding glazed mirrored doors.

### Bedroom Two

7' 9" x 14' 8" ( 2.36m x 4.47m )

With a double-glazed window to the rear elevation and a single radiator.

### Bathroom

With a double-glazed window, a single radiator, a white low-flush WC, pedestal wash basin, panelled bath with overhead mains shower, shower curtain and rail, tiled splashbacks, extractor, and modern cushion flooring

### Outside

The property stands within grounds that to the rear offer a tiered garden with gated access, providing a degree of privacy. The landscaped tiers feature a railway sleeper retaining wall and steps leading up to the second tier. To the side of the property, there is off-street parking for two cars, and an open-plan style front garden.

### Agents Note

We have been presented with planning permission granted by Sheffield City Council under reference 23/00646/FUL (Formerly PP-

11966881) to extend the property. This was granted June 2023. We ask that buyers review the permissions and satisfy themselves in this regard.



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## welcome to Birchlands View,

GUIDE PRICE £190,000 - £200,00

- A TWO BEDROOMED MODERN SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN DINER & BATHROOM
- FRONT & REAR GARDENS

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 21.62

Ground Rent: 175.00

guide price

# £190,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 249 years from 04 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SBC107869 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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