



Southwood Grove Wadsley Park Village Sheffield S6 1XD
Offers Around £450,000

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**** FREEHOLD **** Situated near the end of this quiet cul-de-sac position is this fabulous four double bedroom, two bathroom detached property which enjoys a lovely fully enclosed rear garden and benefits from a double-width driveway, garage with electric door, EV Charger, internal oak doors, uPVC double glazing and gas central heating. The property has been cosmetically updated and is a credit to the current owners.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises: enter through a new composite door into the entrance hall with a downstairs WC. New flooring flows throughout the ground floor. From the hall, access into the lounge with a front bay window allowing natural light. An opening then leads into the dining room with uPVC French doors opening to the rear garden. Access into the kitchen/breakfast room which has a range of units with new worktops and a breakfast bar. Integrated appliances include a dishwasher, double electric oven, four ring hob with extractor above, washing machine along with space for an American style fridge freezer. There is an under stairs storage cupboard/pantry and a side uPVC entrance doors. uPVC French doors then open into the extended garden room which is insulated and has an air conditioning unit, and further double doors which open to a wooden decked terrace.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, the four bedrooms and the family bathroom. The principal bedroom is to the rear aspect and has the added advantage of an en suite shower room with double shower, WC and wash basin. Bedroom two has a row of fitted wardrobes. Double bedrooms three and four are both to the front aspect. The stylish bathroom has a white three piece suite including bath with rainfall shower, WC and wash basin.

- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS, TWO BATH/SHOWER ROOMS
- LOUNGE & DINING ROOM
- FABULOUS KITCHEN/BREAKFAST ROOM
- EXTENDED GARDEN ROOM
- LOVELY REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY, EV CHARGER & GARAGE
- DOWNSTAIRS WC
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- QUIET CUL-DE-SAC ON THE POPULAR WADSLEY PARK VILLAGE





OUTSIDE

To the front of the property is a double-width driveway which leads to the garage with electric door and houses the gas boiler. Access down the side of the property to the fully enclosed rear garden with an artificial lawn and wooden decked terrace.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with lovely wooded walks, a multi sports pitch and a park with swings etc. Regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 137.8 sq. metres (1483.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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