



Southwood Grove Wadsley Park Village Sheffield S6 1XD
Offers In The Region Of £450,000

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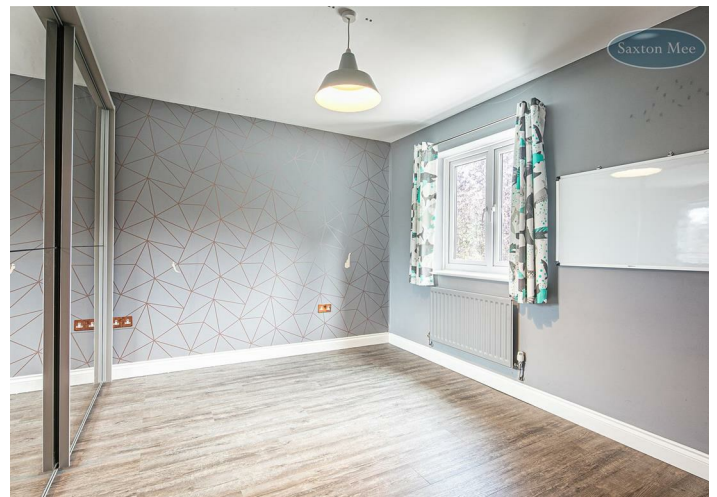
**** FREEHOLD ** NO CHAIN **** Positioned near the end of this quiet cul-de-sac on the popular Wadsley Park Village is this effectively extended four good sized bedroom, two bathroom detached property which benefits from a double-width driveway with EV charger, a double garage, summer house with power and lighting, uPVC double glazing, a new boiler and gas central heating.

The spacious living accommodation briefly comprises: enter through a front door into the entrance hall with an under stair storage cupboard and downstairs WC. From the hall, access to the lounge, kitchen/breakfast room and a study. The lounge has a bay window with bespoke shutters, a feature fireplace and access to the dining area. The kitchen/breakfast room has a range of wall, base and drawer units with a contrasting granite worktop which extends to a breakfast bar and incorporates the sink and drainer. Integrated appliances include a new oven and new dishwasher, microwave, washing machine, tumble along with space for an American style fridge freezer. The kitchen extends into a dining area which has Oak bi-fold doors opening into the extended garden room with uPVC double glazed windows, an air conditioning unit, uPVC French doors and a further side uPVC door both opening onto the rear garden. The study has a front window with bespoke shutters.

From the entrance hall, a staircase rises to the first floor landing with access into the four good sized bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and en suite shower room which has an electric mirrored cabinet, chrome towel radiator, WC and wash basin with vanity unit. Bedroom two is the rear and has fitted wardrobes. Bedroom three is to the front aspect and again has fitted wardrobes. Bedroom four overlooks the rear. The stylish bathroom has attractive tiling and a three piece suite including bath with overhead shower, WC and wash basin set in a large combination unit.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FOUR GOOD SIZED BEDROOM, THE PRINCIPAL WITH EN SUITE
- LOUNGE WITH BAY WINDOW
- DOWNSTAIRS WC & STUDY
- KITCHEN/BREAKFAST ROOM & DINING AREA
- GARDEN ROOM
- DOUBLE-WIDTH DRIVEWAY
- DOUBLE GARAGE
- SUMMER HOUSE





OUTSIDE

To the front is a path with lawn gardens either side leading to the entrance door. A double-width driveway leads to the double detached garage with two up and over garage doors, power and lighting. A gate opens to the fully enclosed private rear garden with a lawn, block paved path and large composite decked area. Summer house with power and lighting.

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.

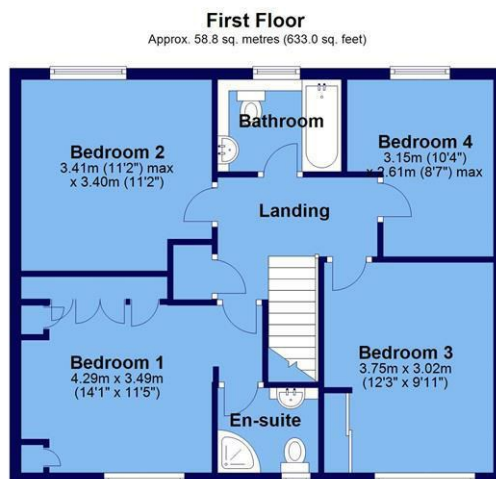
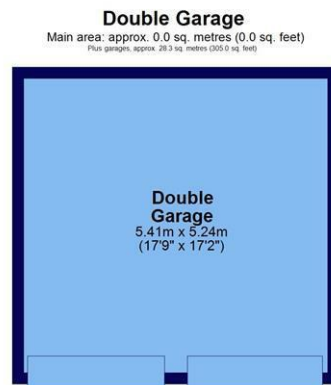
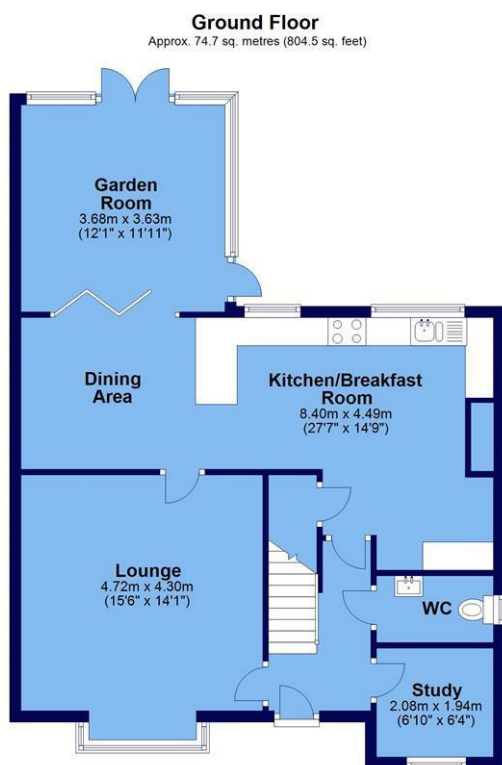
MATERIAL INFORMATION

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.



Main area: Approx. 133.6 sq. metres (1437.6 sq. feet)
Plus garages, approx. 28.3 sq. metres (305.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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