



## Forge Lane, Oughtibridge, S35

£299,500

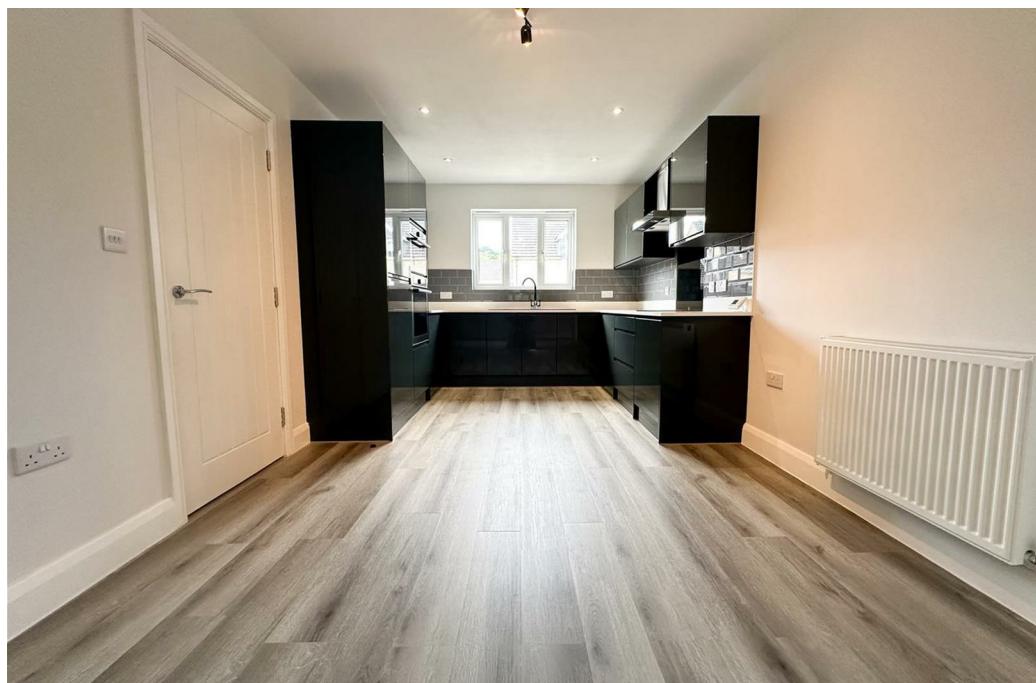
- NEWLY REFURBISHED THROUGHOUT
- OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM
- LEASEHOLD PROPERTY
- THREE DOUBLE BEDROOM TOWN HOUSE
- PRIMARY BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVE AND GARAGE
- ACCOMODATION SET OVER THREE FLOORS
- FAMILY BATHROOM
- COUNCIL TAX BAND C - £1959.15pa

# Forge Lane, Oughtibridge, S35

**\*\*NEWLY REFURBISHED THREE BEDROOM MID TOWN HOUSE\*\*** With living accommodation set over three floors this lovely family home offers views over the river and Oughtibridge park beyond. Located in this popular residential development in the ever sought after village of Oughtibridge. Close to excellent local amenities and country walks. The property briefly comprises of; Ground floor double bedroom; Utility room; Downstairs cloakroom wc; Stairs to first floor landing; Open plan kitchen dining lounge; Stairs to the second floor landing; Primary bedroom with en suite shower room; Double bedroom two; Family bathroom; Garage; Driveway proving off road parking; Enclosed rear garden;



Council Tax Band: C



### **ENTRANCE HALLWAY**

Welcoming you into this contemporary family home, the entrance hallway has; An obscure glazed composite entrance door; Wood effect flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor landing; Solid doors to the ground floor bedroom three, the utility area, the downstairs cloakroom and the garage;

### **GROUND FLOOR BEDROOM THREE**

Having; Carpet flooring; Central heating radiator; Ceiling light point; uPVC double glazed window to the rear elevation;

### **UTILITY ROOM**

The useful utility room has; Half glazed composite entrance door to the rear garden; uPVC double glazed window to the rear elevation; Grey gloss base units; Tiled splash backs; Space and plumbing for appliances; Single sink and drainer with mixer tap; Tile effect flooring; Central heating radiator; Recessed ceiling spotlights;

### **DOWNSTAIRS CLOAKROOM**

The downstairs cloakroom has; Low level wc with push button flush; Wash basin; Tiled effect flooring; Central heating radiator; Ceiling light point; Extractor fan;

### **STAIRS RISING TO THE FIRST FLOOR**

### **OPEN PLAN KITCHEN DINING LOUNGE**

This great open plan living space comprises of;

Kitchen area with; Grey gloss wall, base and drawer units with white work surfaces; Under unit lighting; Tiled splash backs; Single sink and drainer with mixer tap; uPVC double glazed window to the front elevation; Integrated double oven with one being a combi microwave and oven; Integrated Fridge freezer; Ceramic hob with extractor hood above; Recessed ceiling spot lights;

Following through to the Dining area, with; Wood effect flooring; Ceiling light point; Central heating radiator; Opening to the Lounge area;

The Lounge having; Carpet flooring; uPVC double glazed window to the rear elevation; Recessed ceiling spot lights; Two central heating radiators;

### **FIRST FLOOR LANDING AND STAIRS**

Having; Carpet flooring; Recessed ceiling spot lights; Central heating radiator; uPVC double glazed window to the front elevation; Solid door to kitchen lounge diner;

### **STAIRS RISING TO THE SECOND FLOOR**

### **BEDROOM ONE**

This primary bedroom has; Carpet flooring; uPVC double glazed window to the front elevation; Built in wardrobe storage; Recessed ceiling spot lights; Central heating radiator; Solid door to the en suite shower room;

### **EN SUITE SHOWER ROOM**

Comprising of; WC and wash basin set into a vanity unit; Shower enclosure with wall mounted shower and screen door; Laminate flooring; Panelled dry walling; Vertical heated towel rail; Recessed ceiling spot lights; Extractor fan;

### **BEDROOM TWO**

A further double bedroom with; Carpet flooring; Central heating radiator; Recessed ceiling spot lights; uPVC double glazed window to the rear elevation; Loft hatch access;

### **FAMILY BATHROOM**

Fitted with; Panelled bath with wall mounted shower and hand held attachment, with side screen door; Wash basin set into vanity unit; Wc with push button flush; Tile effect flooring; Tiled walls to wet areas; Dormer window to the rear elevation; Extractor fan; Recessed ceiling spotlights; Vertical heated towel rail;

## **SECOND FLOOR LANDING AND STAIRS**

With; Carpet flooring; Recessed ceiling spot lights; Solid doors to the two bedrooms, the family bathroom and the storage cupboard which houses the wall mounted boiler;

## **GARAGE**

Having; Wooden flooring; Recessed ceiling spot lights; Power and lighting; Up and over door;

## **DRIVEWAY**

The front of the property has; A driveway providing off road parking; A decorative lawn area;

## **REAR GARDEN**

The rear garden has; Paved seating area; Good sized lawn; Paved pathway to the right hand side leading to the end of the garden; Fencing to all borders of the garden. Outdoor water supply and lighting;

## **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





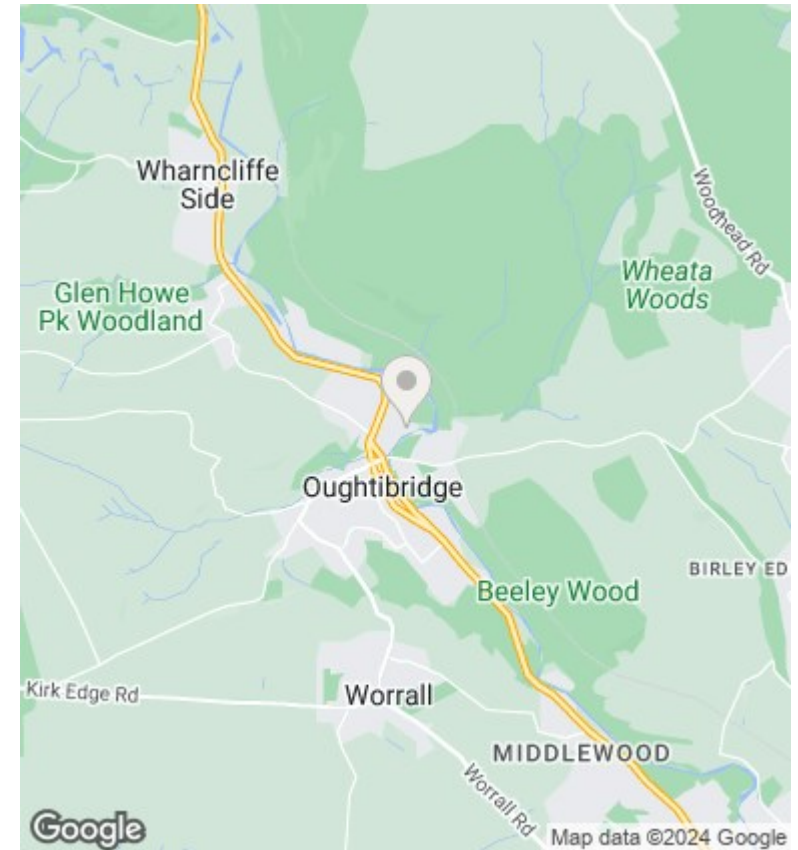
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 