



## Station Lane, Oughtibridge, S35

Offers Over £190,000

- VIEWING ESSENTIAL
- CLOSE TO EXCELLENT AMENITIES
- TWO GREAT SIZE DOUBLE BEDROOMS
- CHARMING TWO BEDROOM COTTAGE
- BEAUTIFUL VIEWS
- COUNCIL TAX BAND A £1,440.86

- SOUGHT AFTER VILLAGE LOCATION
- FLYING FREEHOLD
- PICTURESQUE LOCATION



## Station Lane, Oughtibridge, S35

**\*\*VIEWING ESSENTIAL - GREAT TWO BEDROOM COTTAGE\*\*** This charming two bedroom cottage is ideally situated within easy access to beautiful country walks. Located on a quiet cul de sac and surrounded by stunning woodland views, with just a short walk to Coronation Park and the villages varied local amenities. This individual family property is tastefully presented throughout and offers the lucky buyers the chance to walk straight in and enjoy their new home. The property is set over three floors and briefly comprises of; Lounge; Kitchen diner; Family bathroom; Stairs to first floor; Bedroom two; WC; Stairs to the second floor; Bedroom one; Outside; Garden; On road parking;



Council Tax Band: A



## **ENTRANCE**

Hard wood stable style entrance door opening directly into the lounge;

## **LOUNGE**

This cosy lounge comprises of; Feature fireplace; uPVC double glazed window to the front elevation; Original wooden beams; Wood effect flooring; Ceiling light point; Central heating radiator; Solid wooden door to the first floor staircase; Open archway to the kitchen dinner;

## **KITCHEN DINER**

With a single step up from the lounge, the kitchen diner has; A great range of wall, base and drawer units with marble effect work tops; Single sink and drainer with mixer tap; Integrated oven and four ring gas hob, with extractor hood above; Under unit lighting; Part tiled walls; Tiled flooring; Recessed ceiling spotlights; Space and plumbing for a dishwasher, washer dryer and a freestanding fridge freezer; Central heating radiator; Solid wooden door to the family bathroom;

## **FAMILY BATHROOM**

Having; Panelled bath with wall mounted shower and a side screen door; Wash basin; WC; Built in cupboard storage; Extractor fan; Tiled walls to wet areas; Tiled flooring; Ceiling light point;

## **STAIRS TO FLOOR FLOOR**

With; Feature stone wall; Carpet flooring; Wooden handrail;

## **BEDROOM TWO**

This great size double bedroom two has; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

## **WC**

Comprising of; Wash basin; WC; uPVC double glazed window to the front elevation; Tiled to wet areas; Wood effect flooring; Ceiling light point;

## **FIRST FLOOR LANDING**

Having; Feature stone wall; uPVC double glazed window to the front elevation; Carpet flooring; Solid doors to bedroom two and the wc; Stairs to the second floor;

## **STAIRS TO THE SECOND FLOOR BEDROOM**

With; Carpet flooring; Wooden handrail; Solid wooden door to bedroom one;

## **BEDROOM ONE**

The spacious bedroom one has; uPVC double glazed windows to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator; Loft hatch access;

## **GARDEN**

This private garden has; Patio seating area to the top of the garden providing beautiful unobstructed views, as far as the eye can see; A few steps lead down to the next patio seating area; The garden is then predominantly laid to lawn with areas of mature shrubs and planting; Hedge and fence borders;

## **PARKING**

The property has on road parking spaces;

## **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.

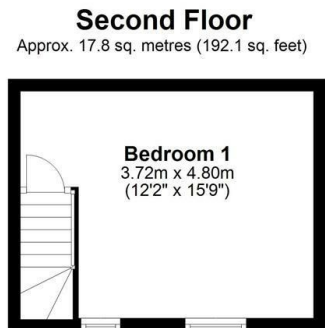
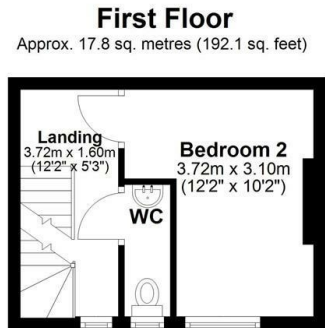






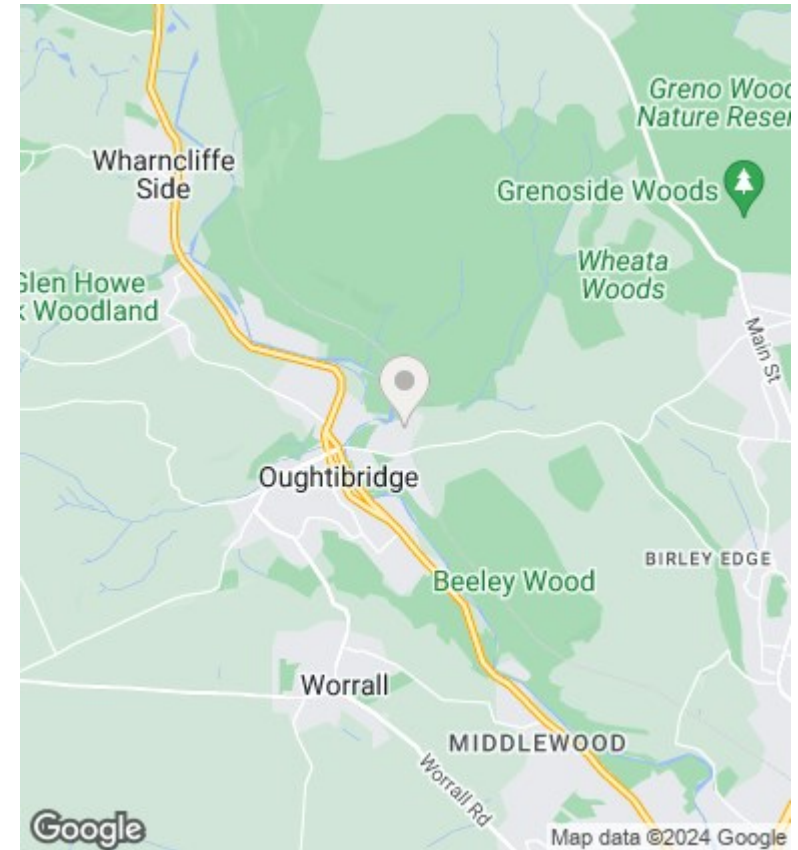






Total area: approx. 72.5 sq. metres (780.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	