



Robert Road, Meadowhead, S8

Asking Price £310,000

- NO CHAIN
- BRAND NEW KITCHEN AND SHOWER ROOM
- REAR GARDEN WITH LARGE HIDDEN WORKSHOP
- GREAT THREE BEDROOM SEMI DETACHED
- EXTENSIVE SIDE GARAGE SPACE
- COUNCIL TAX BAND C - £2016.58
- RENOVATED BY THE CURRENT OWNERS
- OFF ROAD PARKING
- LEASEHOLD 705 YEARS REMAINING

Robert Road, Meadowhead, S8

**** NO CHAIN ** GREAT THREE BEDROOM SEMI DETACHED PROPERTY **** With the current owners having renovated and upgraded the downstairs living accommodation and the family shower room. This great family home has a good size footprint and offers the potential for the successful buyers to extend the property, once the relevant planning permission is obtained. The larger than average two part integral garage, to the side elevation, measures in excess of 50 feet, with additional off road parking to the front drive too. Situated in the desirable S8 postcode, close to excellent schools, parks and shops in this ever popular area. A viewing is highly recommended, with the property briefly comprising of; Entrance hallway; Open plan breakfast kitchen, dining room and lounge; Conservatory; Three bedrooms; Renovated family shower room; Garage and drive; Enclosed rear garden with outbuilding;



Council Tax Band: C



ENTRANCE HALLWAY

An obscure glazed uPVC entrance door opens to the hallway with; Wood effect laminate flooring; Built in coat and shoe storage; Central heating radiator; Ceiling light point; Monochrome staircase rising to the first floor; Oak door opening to the breakfast kitchen;

OPEN PLAN LIVING SPACE

BREAKFAST KITCHEN

Recently completed and comprising of; Matt black wall, drawer and base units; Marble countertops and upstands; Central island with breakfast seating area, integrated four ring induction hob, with extractor hood above and under unit storage; Double sink with hose mixer tap and the drainer etched into the marble worktop; Integrated electric oven and dishwasher; Space for American style fridge freezer; uPVC double glazed window to the rear elevation; Wood effect laminate flooring; Recessed ceiling spotlights; Solid door to the integrated garage; Open through to the dining area;

DINING ROOM

Having; Decorative fireplace with inset brickwork and Oak mantle; Wood effect laminate flooring; Vertical matt black radiator; Sliding patio doors open to the conservatory; Space for good sized dining table and chairs; Central heating radiator; Ceiling light point; Open arch to the lounge area;

LOUNGE

A cosy living space comprising of; Arched display area to one chimney breast recess; uPVC double glazed bay window to the front elevation; Intricate coving and ceiling rose; Ceiling light point; Central heating radiator; Wood effect laminate flooring;

CONSERVATORY

Currently being used as a games room, this good sized space has; uPVC double glazed windows to three sides; Ceiling light point; Wood effect laminate flooring; Central heating radiator; Sliding patio doors to the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Having; Built in wardrobe storage to one wall; Carpet flooring; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator;

BEDROOM TWO

This further double bedroom has; Built in wardrobe storage; Fitted headboard with wide drawer units to either side; Wood effect laminate flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the rear elevation;

BEDROOM THREE

Currently utilised as a home office, bedroom three has; uPVC double glazed window to the front elevation; Wood effect laminate flooring; ceiling light point; Central heating radiator;

FAMILY SHOWER ROOM

The renovated shower room has; Double width shower enclosure, with rainhead and handheld attachments; Extractor fan; Wash basin set into a vanity storage unit; WC; Tiled floor and part tiled walls; Vertical heated towel rail; Obscure double glazed uPVC window to the rear elevation;

LANDING

Having; uPVC double glazed window to the side elevation; Ceiling light point; Loft hatch access; Doors to the three bedrooms and shower room;

INTEGRAL GARAGE

With the garage doors opening to the front elevation, an internal access door to the kitchen area and a further door to access the rear garden; This two part garage currently has a home gym area, space and plumbing for appliances and a huge amount of storage; The rear end offers further workshop space and storage; All areas with power and lighting;

DRIVE

Providing off road parking;

REAR GARDEN

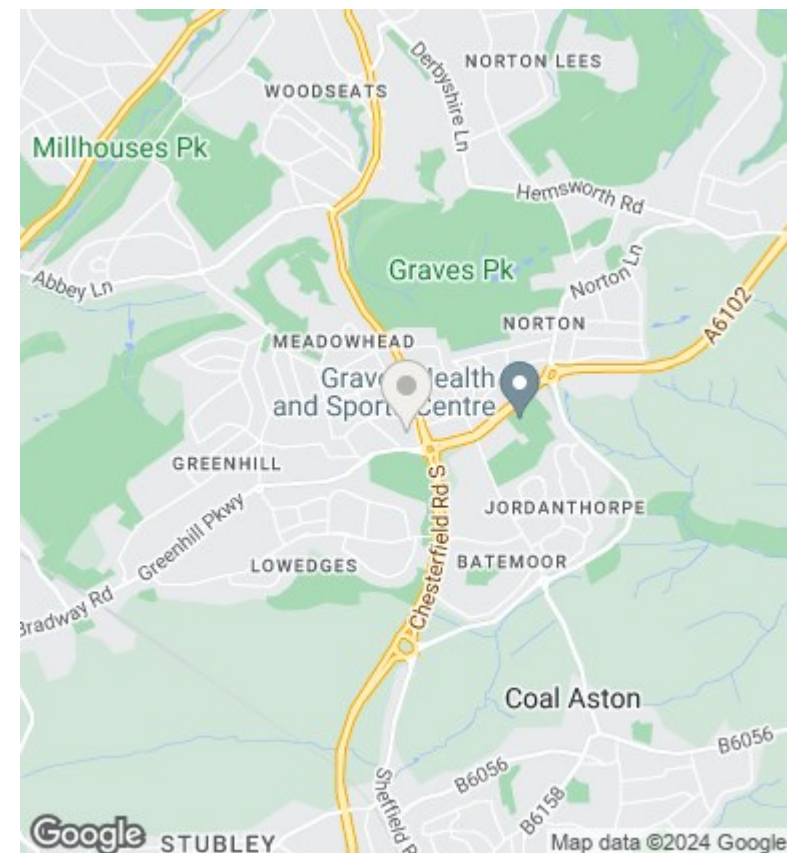
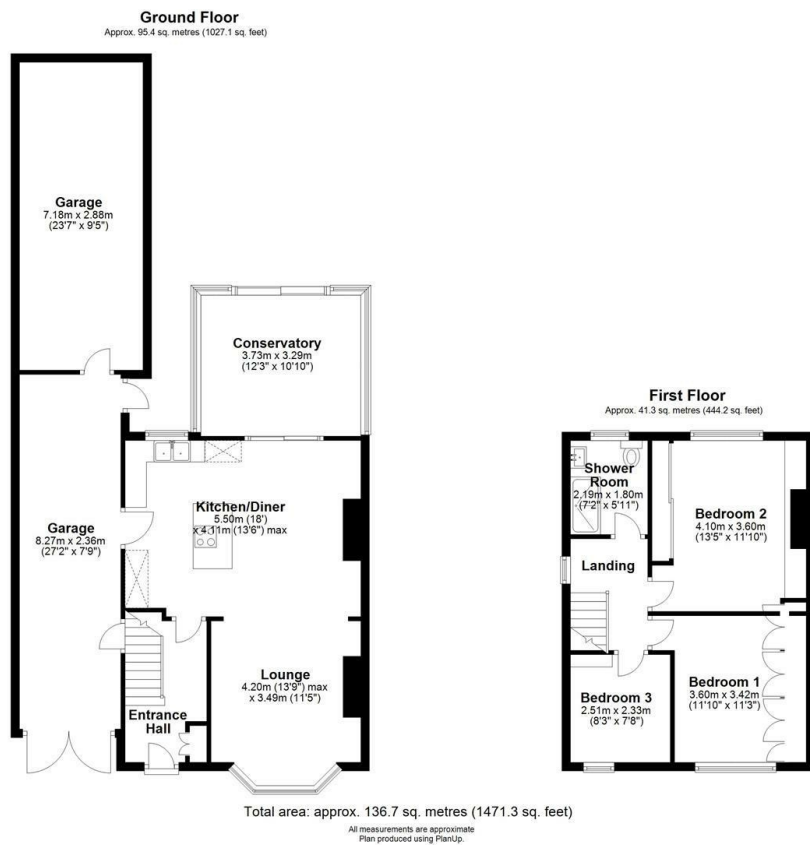
With areas of patio seating space; Gated enclosed lawn area, with storage shed and covered seating space to the foot; A secret door cut into the conifer hedging, opening to an extremely large workshop space which could either be removed to extend the garden or replaced by a versatile room, possibly a home office, play room or bar, dependant on the needs of the new owner's;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC