



Crag View Close, Oughtibridge, S35

Asking Price £285,000

- GREAT THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT AMENITIES
- FREEHOLD
- OFF ROAD PARKING
- COUNCIL TAX BAND A - £1,589.38

- CUL DE SAC POSITION
- THREE DOUBLE BEDROOMS

Crag View Close, Oughtibridge, S35

**** VIEWING ESSENTIAL ** PERFECT FIRST TIME BUYER OPPORTUNITY **** New to the sales market is this great three bedroom semi detached home. Occupying a good sized plot with communal greens to the front of the property. Set in Oughtibridge village and laying within the catchment for good local schools and close to the varied and extensive village amenities. The property briefly comprises of; Entrance hallway; Light and airy lounge; Kitchen; Dining room; Utility room; Two first floor bedrooms; Family bathroom with separate wc; Through room leading to the stairs to the second floor; Attic bedroom three; Off road parking; Enclosed rear garden;



Council Tax Band: A



ENTRANCE HALLWAY

A composite part obscure glazed entrance door opens into the welcoming hallway. Having; Wood effect vinyl flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor; Solid doors to the lounge and the kitchen;

LOUNGE

The lounge is flooded with natural light via the large uPVC double glazed picture window to the front elevation. Also having; Carpet flooring; Ceiling light point; Central heating radiator;

KITCHEN

Comprising of; A good range of wood effect wall, base and drawer units, with black roll top work surfaces; uPVC double glazed window to the rear elevation; One and a half sinks and drainer with mixer tap; Integrated gas hob and oven with extractor hood above; Part tiled walls; Solid door leads into the under stairs storage cupboard; Recessed ceiling spotlights; An uPVC entrance door opens to the utility area; Open access into the dining room;

DINING ROOM

This space has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Space for a dining table and chairs;

UTILITY ROOM

Alternative access from the front of the property through a composite entrance door, with; Carpet flooring; Space and plumbing for a washing machine, tumble dryer and an upright fridge freezer; Ceiling light point; Central heating radiator; Double patio doors lead to the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

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

BEDROOM TWO

Bedroom two has; Carpet flooring; uPVC double glazed window to the rear elevation; Built in cupboard storage; Central heating radiator; Recessed ceiling spotlights;

FAMILY BATHROOM

Comprising of; Panelled bath, with wall mounted shower; Pedestal wash basin; uPVC obscure double glazed window to the rear elevation; Fully tiled walls; Vinyl flooring; Vertical heated towel rail; Extractor fan; Ceiling light point;

SEPARATE WC

Having; WC; An uPVC obscure double glazed window to the side elevation; Fully tiled walls and flooring; Ceiling light point;

FIRST FLOOR LANDING AND STAIRS

With; Carpet flooring; An uPVC double glazed window to the side elevation; Loft hatch access; Ceiling light point; Solid doors to the two first floor bedrooms, bathroom, wc and the through room;

THROUGH ROOM

This area can be utilised to meet the buyers needs, would make an ideal office/reading area as required. Currently having; uPVC double glazed window to the front elevation; Wood effect flooring; Central heating radiator; Ceiling light point; Stairs rising to the second floor;

STAIRS RISING TO THE SECOND FLOOR

With; Carpet flooring; Ceiling light point;

ATTIC BEDROOM THREE

Bedroom three has; Carpet flooring; An uPVC double glazed Velux window to the front elevation; Built in storage cupboard; Under eave storage areas to two sides; Central heating radiator; Recessed ceiling spotlights;

FRONT GARDEN AND DRIVEWAY

The front of the property has; Lawn areas; Pathway leading to the two front accesses; The driveway provides parking for multiple vehicles;

REAR GADREN

With; Paved entertaining area leading from the double patio doors; Decking to one side of the garden, with feature spotlights; Large lawn space; Hedge and fence borders;

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.

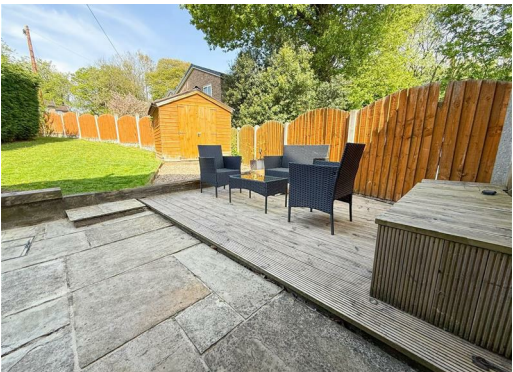
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 