



## Oakfern Grove, High Green, S35

Asking Price £170,000

- GREAT FIRST TIME BUYER TWO BEDROOM PROPERTY
- QUIET CUL DE SAC LOCATION
- COUNCIL TAX BAND A - £1,512.43
- MODERN AND SPACIOUS KITCHEN/DINER
- FRONT AND REAR GARDEN
- FREEHOLD
- USEFUL UTILITY ROOM
- OFF ROAD PARKING



# Oakfern Grove, High Green, S35

**\*\*Great First-Time Buyer Opportunity\*\*** Set within an attractive cul-de-sac in a quiet residential part of High Green, this extended two-bedroom mid-terraced home offers a spacious layout and modern comforts, making it an ideal choice for first-time buyers.

The property opens with an entrance hall leading to a generous kitchen/diner extension — perfect for everyday living and entertaining. A bright and welcoming lounge benefits from double doors that open directly onto the rear garden, while a useful utility room completes the ground floor.

Upstairs, there are two well-proportioned bedrooms, both featuring built-in storage, along with a family shower room.

Outside, the property boasts an enclosed rear garden with a lawn and decking area, providing a private space for relaxation. To the front, there is off-road parking and a small lawned area.

This well-presented home combines space, practicality, and a peaceful location — an excellent step onto the property ladder.



Council Tax Band: A



## **ENTRANCE**

A part-glazed side entrance door opens into a welcoming hallway, finished with carpet flooring and overhead lighting. From here, a solid door leads to useful under-stairs storage and the utility room. Two elegant Georgian-style doors provide access to the lounge, while a short step down leads into the spacious kitchen/diner.

## **KITCHEN DINER**

16'10" x 7'5"

The kitchen is well-appointed with a stylish range of black gloss wall, base, and drawer units, complemented by wood-effect roll-top work surfaces and olive-green gloss splashbacks. Integrated appliances include a fridge freezer, electric oven, and four-ring induction hob with brushed steel splashback and stainless steel extractor fan.

Natural light floods the room through uPVC double-glazed windows to the front and side, while recessed ceiling spotlights enhance the modern feel. A single sink and drainer, central heating radiator, and vinyl flooring complete this impressive space.

## **DINING AREA**

The dining area features vinyl flooring, recessed ceiling spotlights, and ample space for a table and chairs — creating a versatile setting for everyday meals or entertaining guests.

## **UTILITY ROOM**

6'9" x 4'0"

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## **LOUNGE**

12'3" x 9'10"

The lounge is bright and airy, benefiting from excellent natural light through two uPVC double-glazed doors that open directly onto the rear garden. Featuring carpeted flooring, a central heating radiator, vertical blinds, and fittings for a wall-mounted TV, this room offers a comfortable and versatile living space.

## **STAIRS TO FIRST FLOOR**

## **BEDROOM ONE**

10'5" x 8'10"

The master bedroom is a well-proportioned space featuring built-in storage, carpeted flooring, and a central heating radiator. Recessed ceiling spotlights provide modern lighting, while a uPVC double-glazed window to the rear elevation, complete with vertical blinds, fills the room with natural light.

## **BEDROOM TWO**

9'1" x 7'11"

The second bedroom features built-in shelf storage, carpeted flooring, and fittings for a wall-mounted TV. A central heating radiator, ceiling light, and loft hatch access complete this versatile room.

## **SHOWER ROOM**

The shower room is fitted with a large corner shower enclosure with sliding screen doors and a wall-mounted shower. It also features a wash basin, low-level WC, fully tiled walls and floor, recessed ceiling spotlights, and a heated towel rail.

## **LANDING**

The landing provides access to the two bedrooms and the shower room via solid doors. It is finished with carpeted flooring and a ceiling light, offering a simple and functional connecting space.



## FRONT GARDEN

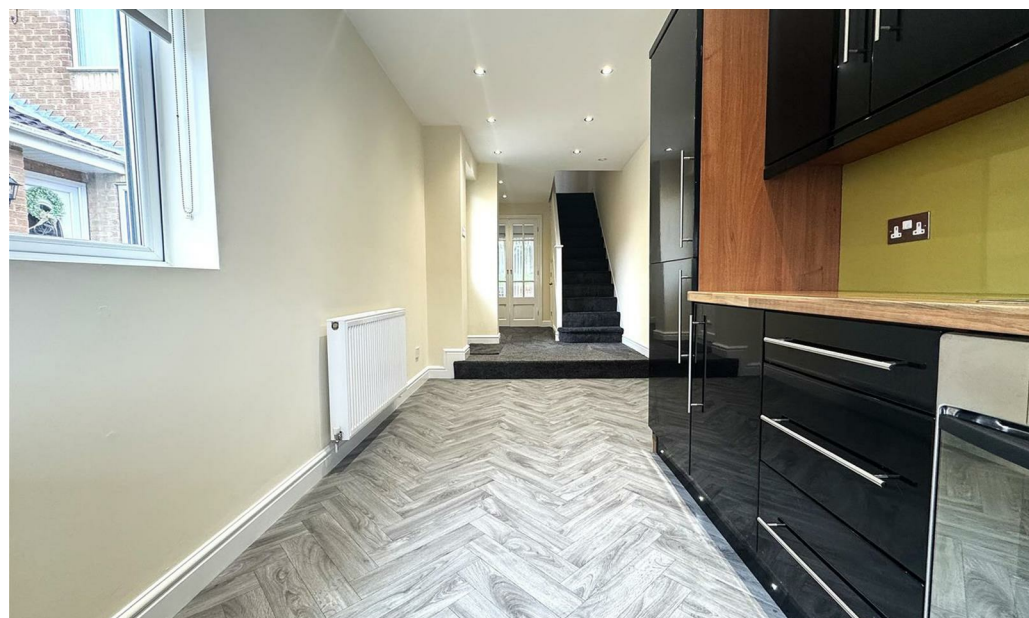
To the front, the property benefits from off-road parking via a driveway and an open-plan lawn area to the side. A pathway provides convenient access to the shared passageway, which leads to both this property's and the neighbouring rear gardens.

## REAR GARDEN

The enclosed rear garden features a decked entertaining area, with three steps leading up to a good sized lawn. It is bordered on three sides by fencing, offering both privacy and a pleasant outdoor space for relaxation or entertaining.

## 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.







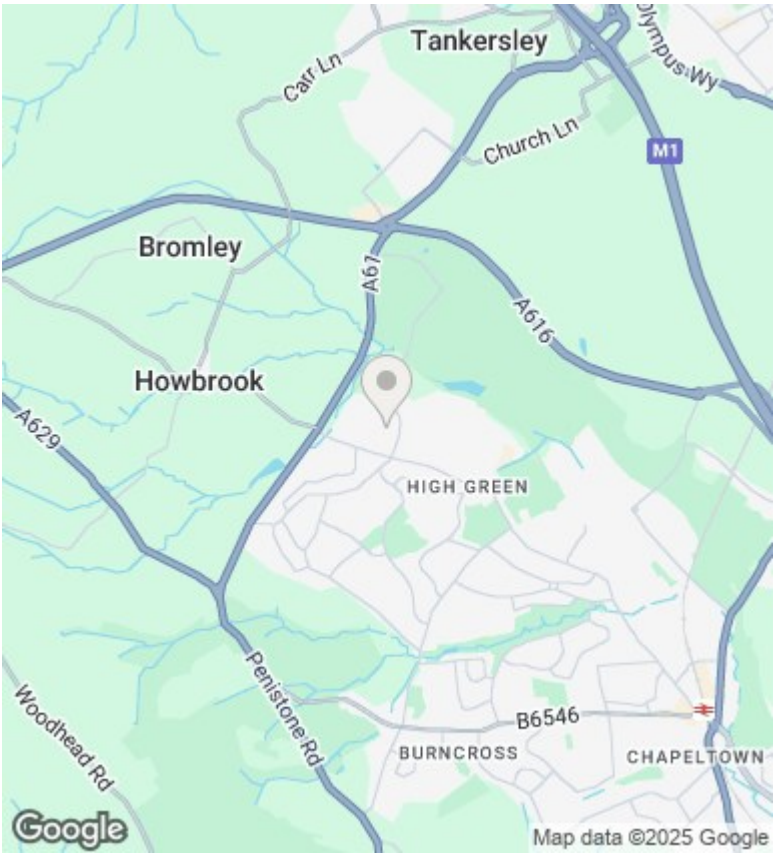
Directions

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC 