



Station Lane, Oughtibridge, S35

£210,000

- VIEWING ESSENTIAL - END TERRACED PROPERTY
- TWO GREAT SIZE BEDROOMS
- FREEHOLD
- BEAUTIFUL SURROUNDING WOODLAND VIEWS
- ONE OCCASIONAL ATTIC BEDROOM
- COUNCIL TAX BAND A - £1469.35
- SOUGHT AFTER VILLAGE LOCATION
- ALLOCATED PARKING SPACES

Station Lane, Oughtibridge, S35

VIEWING ESSENTIAL – GREAT TWO BEDROOM END TERRACED HOME

This charming two bedroom end terraced home is ideally located for easy access to beautiful country walks. Situated on a quiet cul de sac and surrounded by stunning woodland views, it is just a short stroll from Coronation Park and the village's varied local amenities. Set over three floors, the property briefly comprises an entrance porch, kitchen/dining room, lounge, stairs to the first floor, two double bedrooms, a family bathroom, stairs to the second floor, an occasional room, cellar, spacious rear garden and two allocated parking spaces.



Council Tax Band: A



ENTRANCE PORCH

A spacious porch accessed via an obscure glazed entrance door with side panels, allowing plenty of natural light to filter through. Featuring a large uPVC double-glazed window to the front, wood-effect flooring, and practical space with plumbing for a washing machine, dryer, and American-style fridge freezer. A stable-style door leads seamlessly into the kitchen/dining room, with a central heating radiator and ceiling light completing this highly functional and welcoming entrance space.

KITCHEN DINING ROOM

Comprising a stylish range of cream wall, base and drawer units with sleek black roll top work surfaces and under unit lighting, this kitchen/dining room is both practical and inviting. It features a one and a half bowl sink with mixer tap beneath a uPVC double glazed window to the front, complemented by brick effect splashbacks. There is a freestanding dishwasher, gas hob and oven, along with space for a table and chairs. Wood effect flooring flows throughout, with a ceiling light point and central heating radiator. A solid door leads to the cellar head with stairs down, while an open doorway provides a seamless connection into the lounge.

LOUNGE

This warm and cosy lounge enjoys views over the garden and beyond. It features a charming fireplace with an electric coal effect fire, tiled back and hearth and wooden surround. A uPVC double glazed window to the rear floods the room with natural light, while carpeted flooring, ceiling and wall light points, an intricate ceiling rose and coving, and a central heating radiator complete the space. Double patio doors provide direct access to the rear garden, creating a perfect blend of comfort and indoor-outdoor living.

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generously sized bedroom one features built in storage cupboards and a uPVC double glazed window to the front, allowing plenty of natural light. Wooden flooring, a central heating radiator and ceiling light add to the room's comfortable feel. A solid door provides access to the stairs leading to the attic occasional bedroom.

BEDROOM TWO

A further double bedroom featuring a uPVC double glazed window to the rear, allowing natural light to fill the room. Wooden flooring, a central heating radiator and ceiling light complete this comfortable and inviting space.

FAMILY BATHROOM

"A bathroom comprising a WC, wash basin and bath with wall mounted electric shower and side curtain. A uPVC obscure double glazed window to the rear allows natural light while maintaining privacy. The room features a wood panelled ceiling with recessed ceiling spotlights, fully tiled walls, vinyl flooring, a wall mounted cabinet and a central heating radiator.

FIRST FLOOR LANDING AND STAIRS

With; Wooden flooring; Ceiling light point; Central heating radiator; Solid doors to the two first floor bedrooms and the family bathroom;

STAIRS TO THE ATTIC ROOM

ATTIC OCCASSIONAL ROOM

This attic occasional room features a wood panelled pitched ceiling with recessed spotlights. Storage cupboards are cleverly integrated into the eaves, while a Velux roof light window offers lovely countryside views. Carpeted flooring and a central heating radiator complete this bright and versatile space, ideal for use as a home office, hobby room or additional living area.

CELLAR

The cellar is split into two sections and features cellar head storage, lighting and power, and a work bench, providing a practical and versatile space for storage or DIY projects.

REAR GARDEN

To the rear of the property is a good sized tiered garden, offering a variety of outdoor spaces. The first level features a patio entertaining area with a wooden side planter, gate and balustrade leading to the next tier, which has a decked entertaining area. A few steps lead down to a level predominantly laid to lawn, bordered by mature shrubs

and planting. At the end of the garden is a paved area with a multi-use summer house and storage shed, all enclosed by fencing and stone borders.

PARKING

The property benefits from two allocated on-road parking spaces.

DISCLAIMER

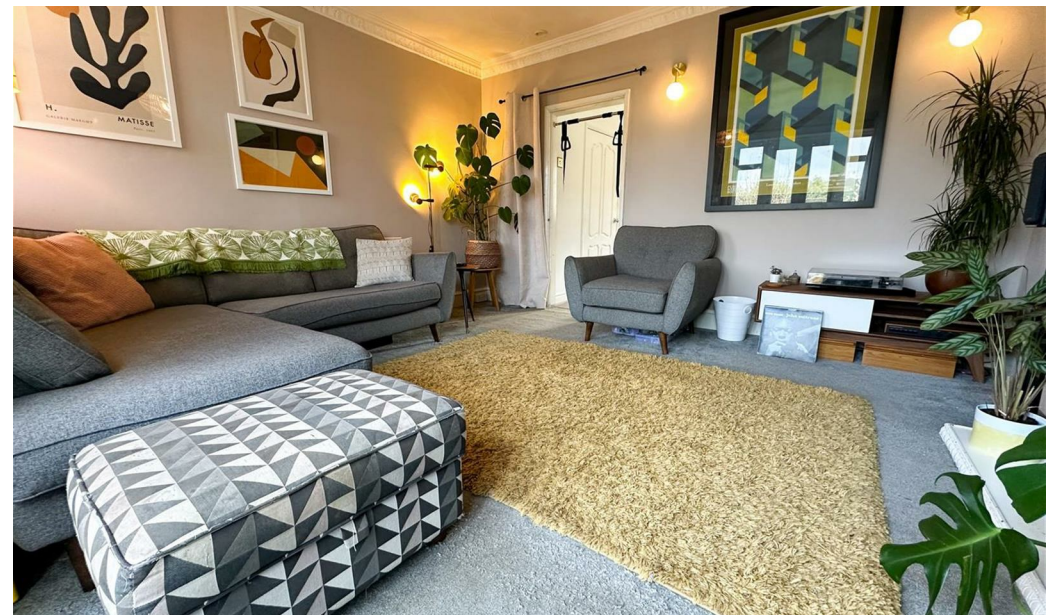
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

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.

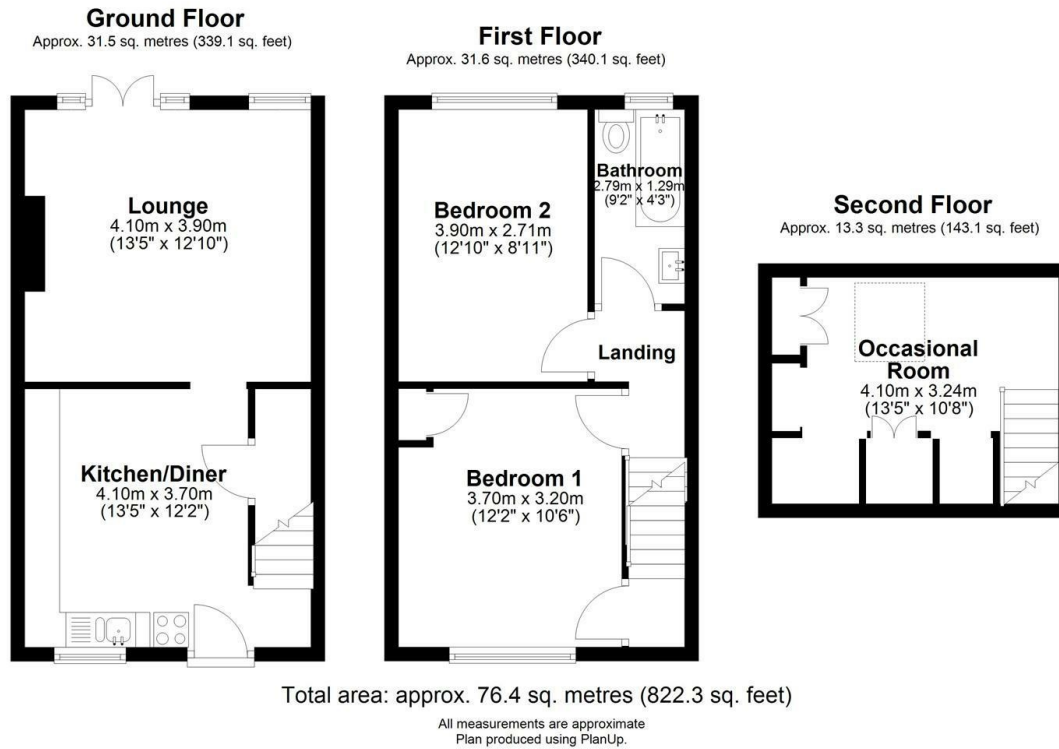
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		