



Queenswood Road, Wadsley Park Village, S6

Asking Price £185,000

- FANTASTIC THREE BEDROOM PENTHOUSE APARTMENT
- DUPLEX LIVING WITH THE OPEN PLAN LIVING SPACE ON THE TOP FLOOR
- LOVELY FRONT FACING VIEWS OVER SURROUNDING WOODLAND
- PRIMARY BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- ENVIRONMENTALLY FRIENDLY ELECTRIC HEATING SYSTEM
- COUNCIL TAX BAND C - £2,258.25
- NO CHAIN
- QUIET CUL DE SAC LOCATION

Queenswood Road, Wadsley Park Village, S6

NO CHAIN – QUIET CUL DE SAC - A modern penthouse apartment occupying an elevated position with lovely views over Beeley Woods and the surrounding area. This impressive three-bedroom duplex apartment offers both space and versatility, with all three bedrooms situated on the entrance floor and stairs rising to the superb open-plan living accommodation above. The dual-aspect living area enjoys plenty of natural light, featuring a Juliet balcony to one elevation and a window to the opposite side, together with a roof light over the kitchen area. There are three well-proportioned bedrooms, including a generous primary bedroom with en-suite facilities. The open-plan upper floor provides flexible living space with clearly defined areas for kitchen, dining and lounge use, as well as a useful office/reading nook. Additional benefits include an environmentally friendly electric heating system throughout, communal front, side and rear gardens, an allocated parking space and further visitor parking. Viewing is highly recommended, as this property is expected to prove popular.



Council Tax Band: C



COMMUNAL ENTRANCE

With just four apartments in the block, this exclusive development is accessed via front steps through the garden and an intercom entry system. The entrance is reached via one flight of stairs, followed by a short return with a further few steps leading to the hallway and front door.

HALLWAY

Spacious hallway with carpet flooring, ceiling light point and electric wall heater. Doors lead to three bedrooms, the family bathroom and a storage cupboard housing the hot water tank, with additional low-level access to further storage beneath the stairs.

BEDROOM ONE

Fitted wardrobe storage, with a generous primary bedroom featuring carpet flooring, ceiling light point and electric wall heater. Two double-glazed windows to the front elevation provide a pleasant outlook, with a door leading to the en-suite.

EN SUITE

En suite comprising a shower enclosure with rain head and handheld shower fittings, wash basin set within a vanity unit and WC. Finished with dry wall panelling to wet areas and wood-effect vinyl flooring. Further benefits include an electric wall heater, ceiling light point, extractor fan and an obscure double-glazed window to the side elevation.

BEDROOM TWO

The second double bedroom benefits from fitted wardrobe storage together with an additional built-in cupboard. Featuring carpet flooring, ceiling light point and electric wall heater, with a double-glazed window enjoying views over the rear gardens.

BEDROOM THREE

A well-proportioned third bedroom featuring carpet flooring, ceiling light point and electric wall heater, with a double-glazed window to the rear elevation.

FAMILY BATHROOM

Family bathroom comprising a panelled bath, wash basin set within a vanity unit and WC. Finished with dry wall panelling to wet areas and complemented by a vertical heated towel rail, ceiling light point and extractor fan.

STAIRS TO FIRST FLOOR

Stairs rise to the first floor, featuring a contemporary oak and steel handrail and balustrade with carpet flooring, leading directly into a fantastic, spacious open-plan living area incorporating kitchen, dining and lounge spaces.

KITCHEN AREA

Kitchen area fitted with a good range of walnut-effect wall, drawer and base units with black marble-effect worktops, incorporating a generous breakfast bar peninsula with seating space. Finished with tiled splashbacks, wood-effect vinyl flooring, ceiling light point, and a 1½ bowl sink and drainer with mixer tap beneath a Velux roof light. Integrated appliances include an electric oven, four-ring ceramic hob and extractor hood above, with space and plumbing for washing machine and dishwasher, plus space for an upright fridge freezer. The kitchen flows openly into the dining area, with the peninsula providing a natural divide between the two spaces.

DINING AREA

The versatile space allows the owner to arrange furniture as desired to suit their individual lifestyle. The dining area is currently utilised as a quiet sitting space and features a double-glazed window to the front elevation offering lovely woodland views, along with a further window to the side aspect. Finished with wooden flooring and a ceiling light point, it is open plan to the large lounge area.

LOUNGE

Lounge area offering a great-sized living space with ample room for large sofas and additional furnishings. Patio doors open onto a Juliet balcony overlooking the rear garden aspect, with wooden flooring continuing seamlessly from the dining area. The

room benefits from two electric wall heaters and ceiling light points. The space flows through to a versatile multi-use nook, suitable as a reading snug, home office or play area. There is also loft hatch access providing additional storage potential.

OUTSIDE

The outside space comprises well-maintained communal gardens to the front, side and rear. The property also benefits from one allocated parking space for residents' use only, with additional visitor parking available.

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.

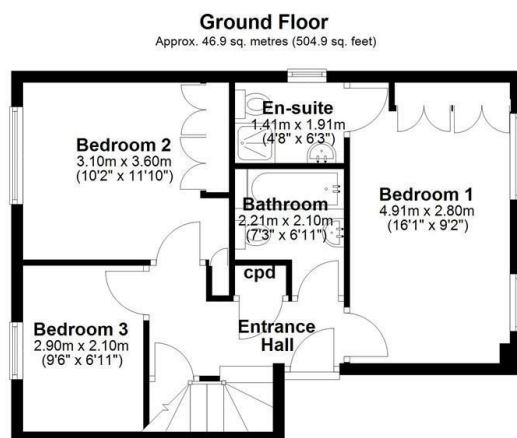
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.







Total area: approx. 95.7 sq. metres (1030.5 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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