



Southwood Grove Wadsley Park Village Sheffield S6 1XD
Guide Price £450,000

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GUIDE PRICE £450,000-£460,000 ** FREEHOLD ** Situated on this quiet cul-de-sac on the popular Wadsley Park Village is this four good sized bedroom, two bathroom, two reception room detached property which enjoys a fully enclosed rear garden and benefits from a double garage, a driveway providing off-road parking, double glazing and gas central heating.

The accommodation briefly comprises: enter via a front door into the entrance hall with a cloakroom/under stair storage and a downstairs WC. There is access into the lounge, the dining room and the kitchen. The well proportioned lounge has a front window and uPVC French doors, opening to the rear garden. The gas fire with attractive surround, is the focal point of the room. The dining room is to the front aspect. The kitchen has a modern and contemporary range of units with contrasting breakfast bar and worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, microwave, fridge, freezer, dishwasher and a five gas ring hob with extractor above. An opening leads into a utility room with matching units, housing and plumbing for a washing machine, the gas boiler and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a useful boarded loft space, the four bedrooms and the family bathroom. The principal double bedroom is to the front aspect and has fitted wardrobes, a cupboard over the stairs and the added advantage of a newly fitted en suite shower room which is fully tiled and has a WC and wash basin. Double bedroom two is to the front. Bedrooms three and four are to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- THE PRINCIPAL BEDROOM WITH A BRAND NEW EN SUITE SHOWER ROOM
- WELL PROPORTIONED LOUNGE WITH uPVC FRENCH DOORS
- DINING ROOM
- MODERN KITCHEN WITH UTILITY OFF
- DOWNSTAIRS WC
- DOUBLE GARAGE & DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC POSITION





OUTSIDE

The property has a double-width driveway which provides off-road parking and leads to the double garage with two up and over doors, power, lighting and access to the rear garden. Access down the side of the property leads to the fully enclosed rear garden which has a wooden decked area with lighting, artificial lawn and lighting.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

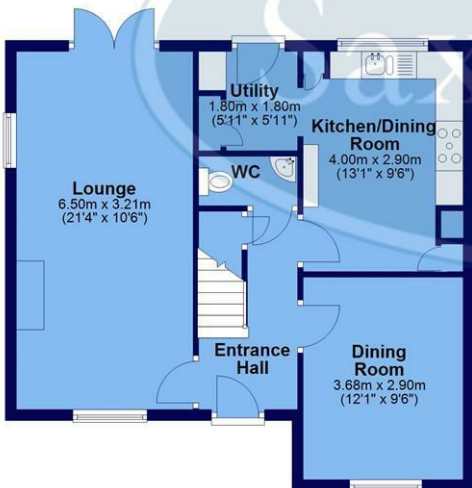
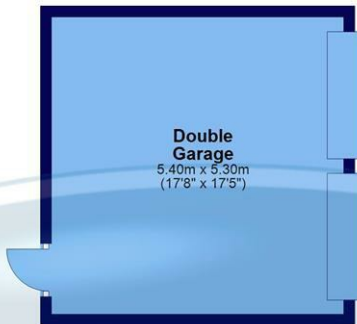
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

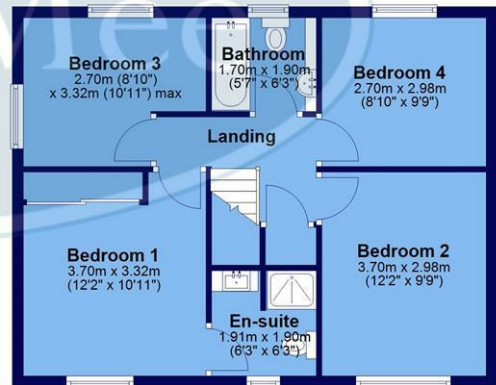
Ground Floor

Main area: approx. 56.4 sq. metres (607.2 sq. feet)
 Plus garages, approx. 28.6 sq. metres (308.1 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Main area: Approx. 111.0 sq. metres (1195.1 sq. feet)
 Plus garages, approx. 28.6 sq. metres (308.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-91) 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	
	81
	70
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(61-81) B	
(41-61) C	
(21-41) D	
(1-21) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC