



## Middlewood Lodge, Middlewood Rise, S6

Asking Price £150,000

- COUNCIL TAX BAND B - £1,681.01
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- BEAUTIFULLY MAINTAINED GROUNDS AND COMMUNAL AREAS
- VIEWING ESSENTIAL
- ALLOCATED PARKING WITH PRIVATED GATED ACCESS
- SERVICE CHARGE £1680 ANNUALLY
- SPACIOUS FIRST FLOOR APARTMENT
- EXCELLENT LOCATION
- GROUND RENT £170 ANNUALLY

# Middlewood Lodge, Middlewood Rise, S6

United Homes are delighted to present this spacious two-bedroom first-floor apartment, set within the highly regarded Wadsley Park Village and just moments from the Middlewood tram terminus. This desirable location provides excellent access to hospitals, universities, the city centre, and a wealth of local amenities. Approached via a sweeping driveway surrounded by woodland and parkland, the development benefits from secure gated entry and beautifully maintained grounds. Inside, the property features a welcoming communal entrance, hallway with a generous storage cupboard, an open-plan lounge with a modern kitchen/diner, two double bedrooms with built-in wardrobes, an en-suite shower room, and a separate family bathroom. A superb opportunity to secure a stylish and well-located home, offered to the market with no onward chain.



Council Tax Band: B



## **COMMUNAL ENTRANCE**

The apartment block is accessed via the rear of the building. The property enjoys well-maintained communal areas, accessed securely via a code or fob entry system. Carpeted stairs rise to the first floor, offering a safe and welcoming approach to the apartment.

## **ENTRANCE HALLWAY**

Step through the solid front door into a welcoming entrance hall, beautifully presented with wooden flooring and freshly painted walls. The space is bright and practical, featuring a central heating radiator and a handy storage cupboard housing the wall-mounted boiler, with space and plumbing for a washer/dryer. Solid doors lead off to all rooms, setting the tone for a well-laid-out, comfortable home.

## **OPEN PLAN LOUNGE KITCHEN DINING ROOM**

### **LOUNGE**

A spacious and inviting lounge flooded with natural light from three uPVC double-glazed windows. Wooden floors run throughout, complemented by freshly painted walls and two central heating radiators, creating a warm and welcoming space perfect for relaxing or entertaining. The open-plan design seamlessly connects this area to the kitchen and dining space, enhancing the sense of space and flow.

### **KITCHEN DINING AREA**

The modern kitchen and dining space combines style and practicality. Sleek wooden and white units, complemented by shelving, provide ample storage, while a stainless steel sink with mixer tap and a filtered water tap add a touch of luxury. A striking black and wooden splashback contrasts beautifully with integrated appliances including a single combi oven and microwave, four-ring induction hob with extractor fan, dishwasher, and fridge/freezer. Wooden breakfast bar and spotlights complete this contemporary and functional space, ideal for dining or casual gatherings.

## **BEDROOM ONE**

A spacious and bright primary bedroom, thoughtfully designed with built-in wardrobes providing excellent storage. A uPVC double-glazed window fills the room with natural light, while carpeted flooring, painted walls, and a central heating radiator create a warm and inviting atmosphere. A ceiling light point illuminates the space, and an open archway leads seamlessly to the en-suite shower, adding a touch of luxury and convenience.

## **EN-SUITE SHOWER**

A fully tiled en-suite shower room featuring a large shower, pedestal sink, and a wall-mounted storage cupboard for added convenience. A wall-mounted heated towel rack keeps towels warm, while spotlights and an extractor fan complete the space.

## **BEDROOM TWO**

A generous double bedroom featuring built-in wardrobes that provide excellent storage. A uPVC double-glazed window floods the room with natural light, while carpeted flooring, painted walls, and a central heating radiator create a warm and comfortable feel. Finished with a ceiling light point, this versatile space is ideal as a guest bedroom, home office, or additional sleeping accommodation.

## **FAMILY BATHROOM**

A fully tiled family bathroom comprising a bath with overhead shower, pedestal WC, and wash basin, along with a wall-mounted storage cupboard for added convenience. A wall-mounted heated towel rack, spotlights, and an extractor fan complete this modern space, ideal for everyday use.

## **OUTSIDE**

A private sweeping driveway, surrounded by picturesque parks and woodland, leads to secure electric gates. The beautifully maintained grounds include a large laid lawn, a turning circle, and a communal car park. Residents benefit from one designated parking space with additional visitor parking, as well as secure communal bicycle storage, combining convenience with a serene setting.

## 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.





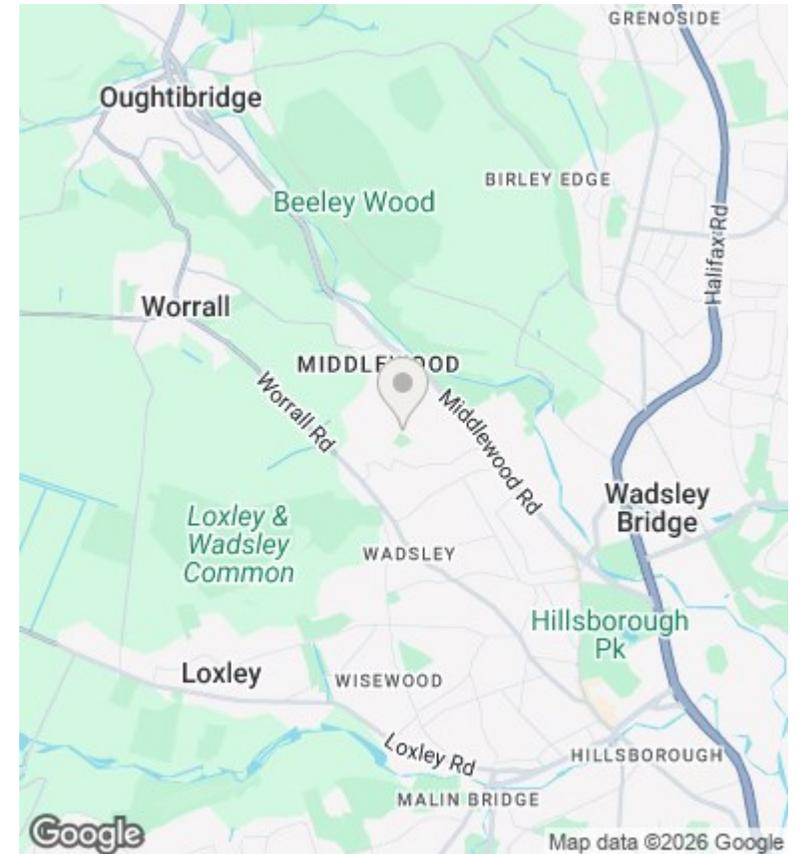
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B



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