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27 Meadow Head, Sheffield, S8 7UA



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## Guide Price £500,000

### GUIDE PRICE £500,000 - £525,000

Located in the sought-after Meadow Head area, this well-presented detached home offers a practical and spacious layout boasting around 2500 sqft, ideal for family living. With four generously sized bedrooms, it provides ample space for both family members and guests.

The property features two versatile reception rooms, one including a bay window, suitable for a range of uses such as entertaining, relaxing, or working from home. At the centre of the home is a quality fitted kitchen, designed for everyday convenience, alongside a useful downstairs WC.

Additional basement rooms offer direct access to the garden, creating flexible space that could be used for storage, a playroom, or a home office. The property also benefits from a conservatory with access to a balcony with views overlooking the private garden and Graves Park beyond. Ideal for family activities or outdoor gatherings. Outside, the property also benefits from off-road parking.

This is a great opportunity to own a spacious, well-located home in a popular part of Sheffield, offering both comfort and practicality.

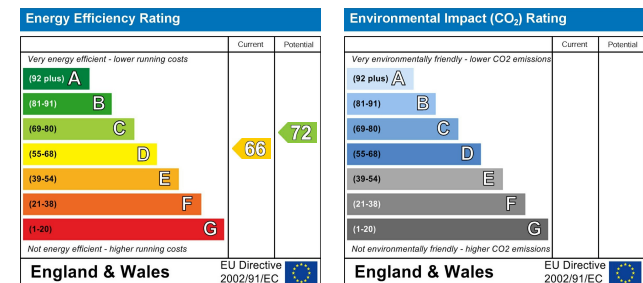
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area 231.8 sq.m. (2,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**General Remarks**  
GENERAL REMARKS

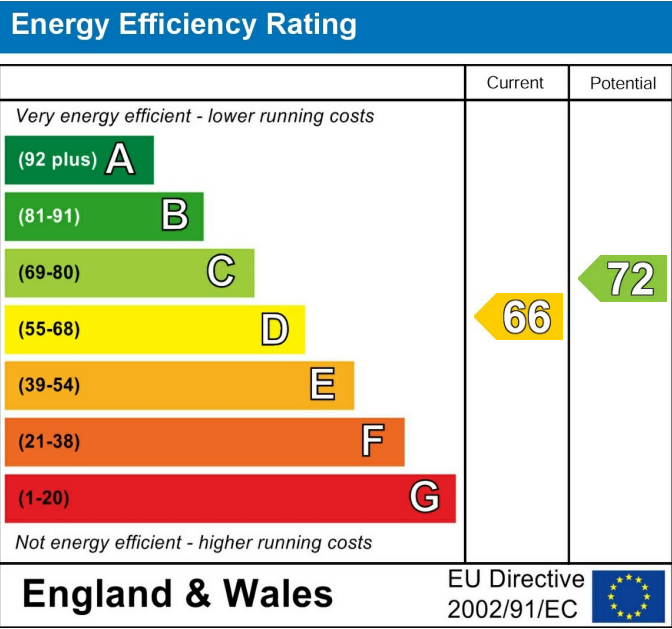
**TENURE**  
This property is Freehold.

**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.  
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















