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# Armitage Road, Brereton, Rugeley

**£300,000**

## Features

- SPACIOUS BUNGALOW THROUGHOUT
- DELIGHTFUL ENCLOSED GARDEN TO REAR
- LOFT BEDROOM WITH EN SUITE
- CLOSE TO LOCAL AMENITIES
- PLENTIFUL PARKING TO FRONT

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Porch

Approached from upvc front entrance door with window to side and having light point and tiled flooring. Further door leading into Reception Hallway.

### Reception Hallway

Having three ceiling light points, laminate flooring, radiator and Sliding upvc door to Porch leading to Rear Garden.

### Lounge/ Dining Room 7.47m x 4.01m (24'6" x 13'2")

Being split level and having two ceiling light points, two radiators, coving, wall lights and upvc double glazed windows to side and rear aspects. French upvc doors to Rear Garden.

### Fitted Kitchen 3.07m x 2.69m (10'1" x 8'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in double electric oven with gas hob and extractor hood over, integrated fridge/freezer and space with plumbing for slimline dishwasher. Ceiling light point, coving and upvc double glazed window to side aspect.

### Shower Room

Comprising walk in shower cubicle. bidet, closet w.c and vanity hand wash basin. Inset ceiling lights, radiator, extractor fan, half panelling to walls and upvc double glazed window to side aspect.

### Bedroom Two 3.86m x 2.72m (12'8" x 8'11")

Having a range of fitted wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect.

### Bedroom Three 5.21m x 2.84m (17'1" x 9'4")

(Currently used as Dining Room) Having two ceiling light points, radiator, wooden flooring, coving, wood panelling to walls and upvc double glazed bow window to front aspect.

### Utility Room 4.11m x 2.34m (13'6" x 7'8")

Having a range of wall and base mounted units with work surfaces over, providing spaces for appliances. Wall mounted combination boiler, ceiling lights, radiator, useful under stairs storage cupboard and upvc double glazed window to front aspect. Stairs leading to Bedroom One with En Suite.

### Bedroom One 3.33m x 7.77m (10'11" x 25'6")

Having ceiling lights, radiator, useful storage to eaves and Velux windows to front and rear elevations. Walk in shower cubicle. Door leading to En Suite with w.c and vanity hand wash basin. Ceiling light point, extractor fan and laminate flooring.

### Outside

The front of the property having wrought iron railings with gate leading to block paved driveway with planted borders. A side gate leading to the enclosed rear garden with covered paved patio, further seating area, lawns with planted borders, fish pond, Summer House and shed. Outside tap.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of

Solicitors.

# Property Photos

## Property Location

