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# Armitage Road, Brereton, Rugeley

£275,000



## Features

- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN
- PLENTIFUL PARKING TO FRONT AND GARAGE TO REAR
- IDEAL FOR FIRST TIME BUYERS

## Contact Us

**Chase Owl Estates**  
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## Full Description

### Entrance Hallway

Approached from upve double glazed front entrance door with side screen. Having ceiling light point and stairs leading to First Floor Landing.

### Lounge 5.08m x 3.48m (16'8" x 11'5")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

### Breakfast Kitchen 5.00m x 2.69m (16'5" x 8'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor hood over, integrated dishwasher and fridge/freezer. Space with plumbing for washing machine and wall mounted combination boiler. Inset ceiling lights, larder cupboard, inset ceiling lights, radiator, laminate flooring and breakfast bar seating area. Upvc double glazed window to rear and French doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator, loft access with ladder, light and being part boarded. Upvc double glazed window to side aspect.

### Bedroom One 3.48m x 2.84m (11'5" x 9'4")

Having built in wardrobes. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.00m x 2.95m (9'10" x 9'8")

Having built in cupboard. Ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

### Bedroom Three 2.51m x 2.11m (8'3" x 6'11")

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

### Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, coving, laminate flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having a driveway providing parking for several vehicles. A side gate leading to the enclosed rear garden having paved patio to lawn, a decked seating area, outdoor power and tap. A door allows access to the Detached Garage with up and over door, with light and power. The front of the garage is accessed via a shared lane running to the side of the property.

### 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







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location



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