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# Bagnall Way, Hawksyard, Rugeley

£260,000



## Features

- IDEAL FOR FIRST TIME BUYERS
- MODERN DETACHED HOME ON A SOUGHT AFTER DEVELOPMENT
- OPEN ASPECT TO FRONT
- PLENTIFUL PARKING TO GARAGE

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, laminate flooring, useful storage cupboard and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

**Lounge** 5.31m x 4.70m (17'5" x 15'5")

**Breakfast Kitchen** 4.70m x 2.84m (15'5" x 9'4")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, gas hob with extractor over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, two ceiling light points, radiator, laminate flooring and upvc double glazed window to front aspect. French upvc doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard with shelving and upvc double glazed window to rear aspect.

**Master Bedroom** 3.61m x 3.07m (11'10" x 10'1")

Having ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Shower Room

Comprising double walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to front aspect.

**Bedroom Two** 4.88m x 2.29m (16'0" x 7'6")

Having ceiling light point, radiator and two upvc double glazed windows to front aspect.

**Bedroom Three** 3.30m x 2.36m (10'10" x 7'9")

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

### Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The property is located on a quiet street with open aspect to front. Having Driveway for several cars leading to Garage with up and over door, having light and power. A side gate allows access to the enclosed Rear Garden having paved patio, artificial lawn and further seating area.

### Agents Notes

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
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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	

## Property Location



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