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Beechmere Rise, Etchinghill, Rugeley

£395,000

Features

- MUST BE VIEWED TO APPRECIATE
- SPACIOUS FAMILY HOME THROUGHOUT
- MASTER BEDROOM WITH EN SUITE
- REFITTED FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO CANNOCK CHASE
- POSSIBLE PART EXCHANGE CONSIDERED

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Full Description

Entrance Hallway
Approached from composite front entrance door with side screen and having inset ceiling lights and stairs leading DOWN to Ground Floor Landing. Double doors leading into Lounge/ Dining Room.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, half wood paneling to walls and upvc double glazed window to front aspect.

Family Lounge/ Dining Room 7.92m x 5.44m (26'0" x 17'10")
Having wooden feature fire surround with inset gas fire on a tiled hearth. Inset ceiling lights, two radiators, wall lights, coving and two upvc double glazed windows to side aspect. Upvc double glazed French doors leading onto the Balcony overlooking the garden and with outstanding views of the local area. Door to Breakfast Kitchen.

Breakfast Kitchen 5.13m x 3.35m (16'10" x 11'0")
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 back. Built in double electric oven with five ring gas hob with extractor hood over. Space with plumbing for dishwasher and further appliance spaces. Two ceiling light points, radiator, coving and two upvc double glazed windows to rear aspect. Composite door to side elevation leading onto Balcony to Rear Garden and pedestrian gate to front access.

Utility Room 2.74m x 1.52m (9'0" x 5'0")
Having inset ceiling lights, coving, Worcester combination boiler and upvc double glazed window to side aspect. Access door to Garage.

Ground Floor Landing
Stairs leading down to Ground Floor Landing and having ceiling light points, radiator, useful cupboard with shelving and airing cupboard with radiator.

Master Bedroom 6.07m x 4.34m (19'11" x 14'3")
Having ceiling light point, radiator, upvc double glazed window to side aspect and Sliding upvc double glazed doors to Rear Garden. Door to En Suite.

En Suite Shower Room
Comprising double walk in shower cubicle. vanity hand wash basin and w.c. Inset ceiling light points, heated towel rail, tiled flooring, tiling to walls and upvc double glazed window to side aspect.

Bedroom Two 5.18m x 3.05m (17'0" x 10'0")
Having ceiling light point, coving, walk in wardrobe, radiator and upvc double glazed windows to side and front aspects.

Bedroom Three 3.18m x 3.56m (10'5" x 11'8")
Having ceiling light point, radiator and upvc double glazed French patio door to Rear Garden.

Bedroom Four 4.57m x 2.74m (15'0" x 9'0")
Having ceiling light point, radiator, laminate flooring and upvc double glazed French patio door to Rear Garden.

Refitted Family Bathroom
Beautifully presented and comprising freestanding bath with shower attachment and mixer tap, w.c, his and her vanity hand wash basins and good sized walk in shower cubicle with rain head shower over. Inset ceiling lights, shaver socket, tiling to walls and flooring and upvc double glazed window to side aspect. Having Separate Utility Area with space and plumbing for washing machine, space for tumble dryer, tiled flooring, built in shelving and light point.

Double Garage 5.26m x 5.05m (17'03" x 16'07")
Having up and door with power, electric and loft access. Access door to the main property.

Outside
The property is situated in a quiet cul de sac location and having block paved driveway providing plentiful parking for vehicles and in turn leading to the double garage. A pedestrian gate leads to the enclosed Rear Garden with steps down to good sized paved patio, outside tap and further steps to the terraced borders and lawn. Further paved seating area for bbq's. A storage area is situated of the patio area, beside the Bathroom.

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

