

image not found or type unknown



# Beechmere Rise, Rugeley

**£330,000**

## Features

- WALKING DISTANCE TO CANNOCK CHASE
- CLOSE TO LOCAL AMENITIES
- QUIET CUL DE SAC LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc front entrance door and having two ceiling light points, radiator, useful under stairs storage and stairs leading to First Floor Landing.

### First Floor Landing

Having ceiling light point, radiator, upvc double glazed window to front aspect and further stairs to Second Floor Landing.

### Lounge/ Dining Room 7.47m x 3.33m (24'6" x 10'11")

Having wooden feature fire surround with inset living flame gas fire on hearth. Two ceiling light points, three wall lights, radiators and upvc double glazed bow window to front aspect enjoying the views.

### Breakfast Kitchen 4.32m x 2.90m (14'2" x 9'6")

Being fitted with a range of cream gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and splash back. Built in double electric oven, hob with extractor hood over, integrated fridge/ freezer, washing machine and space for dishwasher. Breakfast bar seating area, wall mounted boiler, inset ceiling lights and upvc double glazed window to rear aspect. Upvc door to allow access to the Rear Garden.

### Second Reception Room 4.24m x 2.44m (13'11" x 8'0")

Having ceiling light point, coving, radiator, wall lights and upvc double glazed windows to front and side aspects.

### Guest Cloakroom

Comprising w.c and vanity sink unit. Ceiling light point, extractor fan and coving.

### Second Floor Landing

Approached from stairs on First Floor Landing and having ceiling light point, loft access, walk in airing cupboard with hot water cylinder and further storage cupboard.

### Bedroom One 3.61m x 3.35m (11'10" x 11'0")

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.30m x 2.34m (10'10" x 7'8")

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

### Bedroom Three 3.15m x 2.46m (10'4" x 8'1")

Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bathroom

Comprising walk in shower cubicle, panelled jacuzzi bath and pedestal hand wash basin. Inset ceiling lights, radiator, part tiling to walls and upvc double glazed window to rear aspect.

### Separate W.C

Comprising w.c, ceiling light point and upvc double glazed window to side aspect.

### Outside

The front of the property having a block paved driveway allowing parking for several vehicles and in turn leading to Garage with up and over door, with light and power. A side gate leads to steps up to the enclosed rear SOUTH FACING garden. This having paved patio with steps to lawn with borders and shed. Overlooking ETCHING HILL.

### 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

