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# Blakeley Close, Rugeley

**£190,000**

## Features

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- MODERN TOWNHOUSE
- ALLOCATED PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- NO UPWARD CHAIN

## Contact Us

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## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and stairs to First Floor Landing.

### Guest Cloakroom

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

### Fitted Kitchen 3.25m x 1.91m (10'8" x 6'3")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point and upvc double glazed window to front aspect.

### Lounge 4.50m x 3.94m (14'9" x 12'11")

Having ceiling light point, coving, radiator, useful under stairs storage cupboard, laminate flooring and French upvc doors to Rear garden.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

### Bedroom One 3.91m x 3.05m (12'10" x 10'0")

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

### Bedroom Two 3.91m x 2.44m (12'10" x 8'0")

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

### Bathroom

Comprising spa panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail and part tiling to walls.

### Outside

The front of the property having raised planted borders, artificial lawn and pathway to front entrance door. The enclosed rear garden having a decked seating area to artificial lawn, shed with power and outdoor electrics. A gate leading to the allocated parking in the car park, found under the archway.

### 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

