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Brereton Road, Brereton, Rugeley

£325,000



Features

- NO UPWARD CHAIN
- SPACIOUS EXTENDED FAMILY HOME
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO LOCAL AMENITIES AND TRANSPORT LINKS
- ENCLOSED GARDEN TO REAR WITH WORKSHOP/GARAGE

Contact Us

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

Full Description

Entrance Hallway
Approached from composite front entrance door and having ceiling light point, radiator, LVT flooring and stairs to First Floor Landing. Doors to Lounge and Breakfast Kitchen.

Lounge 5.51m x 5.38m (18'1" x 17'8")
Having feature fire surround with inset gas fire on marble hearth. Two ceiling lights, wall lights, two radiators, upvc double glazed window to rear aspect and sliding patio doors to the enclosed rear garden.

Breakfast Kitchen 6.53m x 2.82m (21'5" x 9'3")
Being fitted with a range of wall and base mounted units with quartz work surfaces over, incorporating inset sink with mixer tap and drainer. Built in eye level double electric oven, induction hob with extractor hood over and integrated dishwasher. Two ceiling lights, radiator, Karndean flooring and upvc double glazed window to front aspect. Arch to;

Utility Room
Having space with plumbing for washing machine and further appliance space. Inset ceiling lights, extractor fan and laminate flooring. Doors to Bedroom Four and Wet Room.

Downstairs Wet Room
Comprising walk in shower, hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator and useful walk in storage cupboard with shelving.

Bedroom Four/ Study 2.84m x 2.24m (9'4" x 7'4")
Having inset ceiling lights, radiator, LVT flooring and upvc double glazed window to front aspect.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access with ladder to combination boiler, coving and upvc double glazed window to side aspect.

Bedroom One 5.61m x 2.87m (18'5" x 9'5")
Having ceiling light point, radiator, built in wardrobes, coving and upvc double glazed window to rear aspect.

Bedroom Two 4.39m x 2.87m (14'5" x 9'5")
Having ceiling light point, radiator, built in wardrobes, coving and upvc double glazed window to front aspect.

Bedroom Three 4.70m x 2.44m (15'5" x 8'0")
Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to rear aspect.

Refitted Shower Room
Comprising double walk in shower unit, vanity hand wash basin and w.c. Two ceiling light points, tiling to walls, radiator and upvc double glazed window to front aspect.

Outside
The front of the property having a blocked paved driveway providing parking for several vehicles and planted borders. Pedestrian gate leads to pathway to front entrance door and further gate to the enclosed rear garden. This being SOUTH FACING and having paved patio, steps to lawn with flower borders, outside tap and power. At the top of the Garden is a block Garage/ Workshop with power and light.
The property is fitted with a selection of SOLAR PANELS which we are advised are owned by the vendor on a feed in tariff.

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













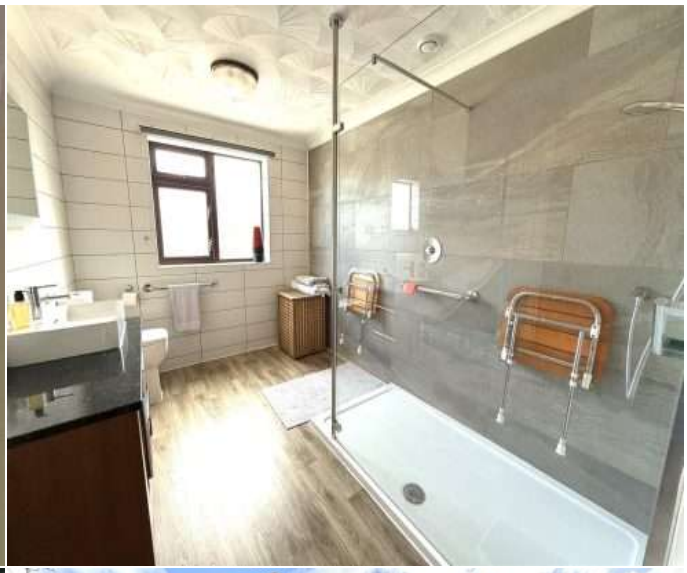










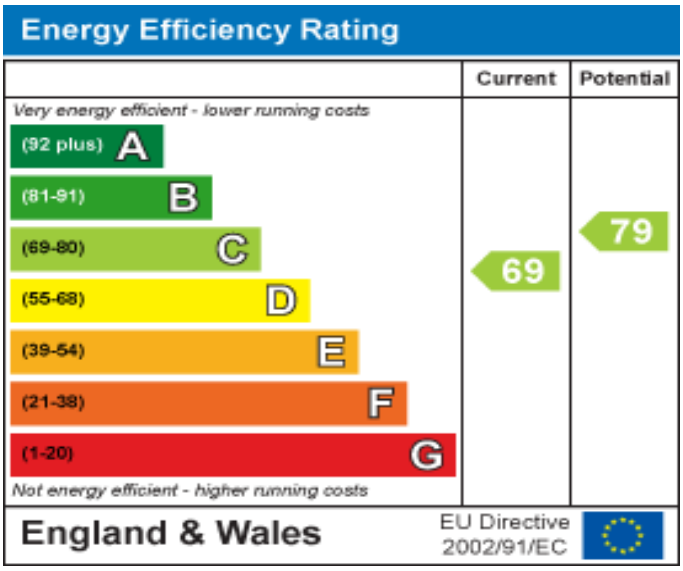











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
79
England & Wales
EU Directive 2002/91/EC

Property Location

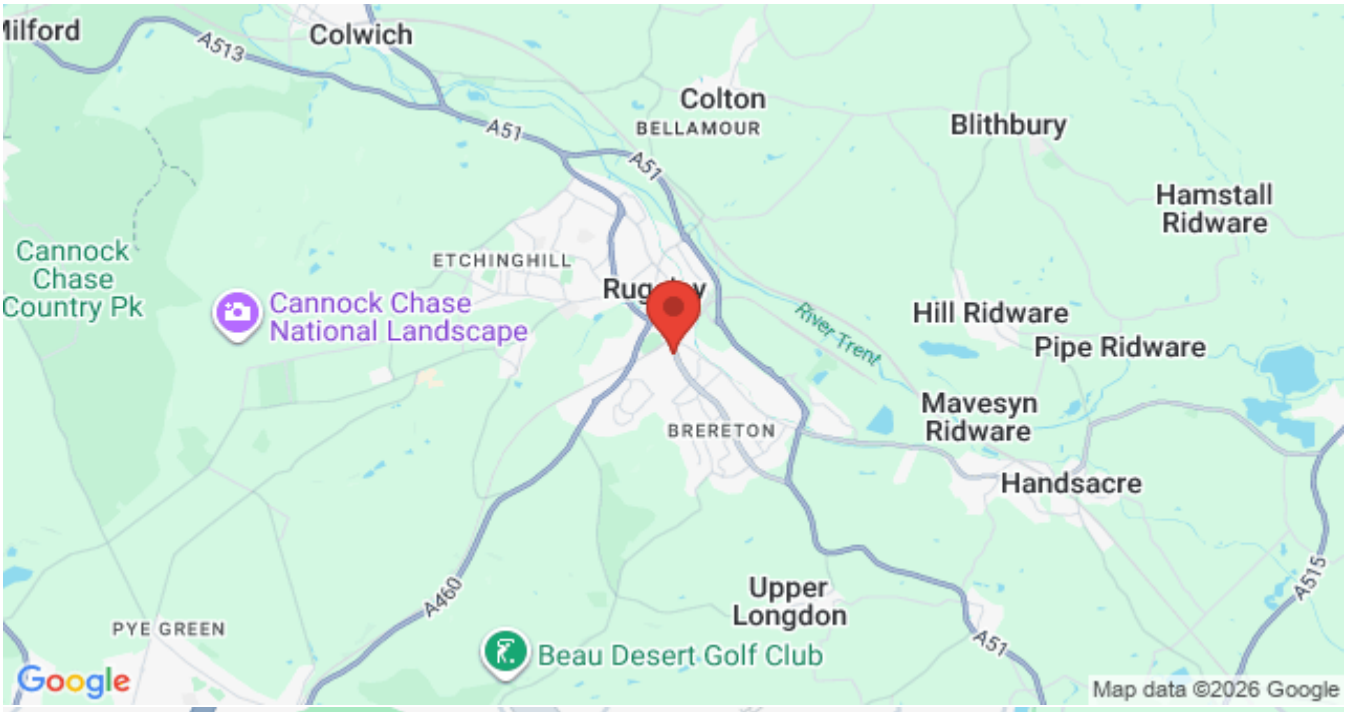




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