

# Bridle Walk, Etchinghill, Rugeley

£310,000



## Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- SOUGHT AFTER AREA, CLOSE TO WALKS AND CANNOCK CHASE
- WELL PRESENTED THROUGHOUT

## Contact Us

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## Full Description

### Entrance Hallway

Approached from upvc double glazed door with side screen and having ceiling light point, radiator, coving and useful coats cupboard.

### Fitted Kitchen 2.51m x 2.13m (8'3" x 7'0")

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. Electric cooker, space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, coving, tiling to walls and upvc double glazed window to side aspect.

### Lounge 6.60m x 3.25m (21'8" x 10'8")

Having wooden feature fire surround with inset gas fire on marble hearth. Two ceiling light points, radiators, coving and upvc double glazed window to front aspect. Door to Inner Hallway.

### Inner Hallway

Having ceiling light point and coving. Doors to Bedrooms and Shower Room.

### Bedroom One 4.04m x 2.74m (13'3" x 9'0")

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

### Bedroom Two 3.23m x 2.67m (10'7" x 8'9")

Having ceiling light point, radiator, coving and sliding patio door to Conservatory.

### Conservatory 2.95m x 2.82m (9'8" x 9'3")

Being constructed of brick base and upvc double glazed frame and having light point, laminate flooring and French upvc double glazed doors to Rear Garden.

### Refitted Shower Room

Comprising double walk in shower cubicle, vanity hand wash unit and w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring, loft access and upvc double glazed window to side aspect.

### Outside

The front of the property having a block paved driveway providing parking for several vehicles. In turn leading to Garage with wooden door and having light, power, wall units for storage and housing the combination boiler. Further door gives access to the enclosed rear garden with paved patio to lawn with borders and shed.

### 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:

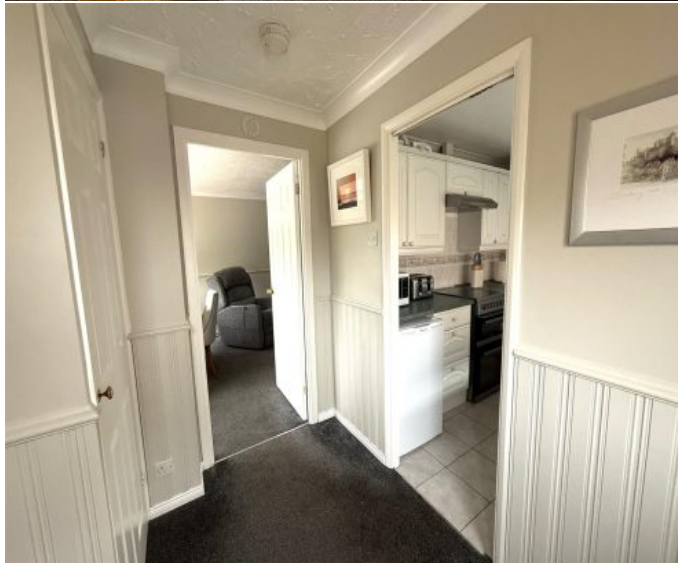
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Property Location

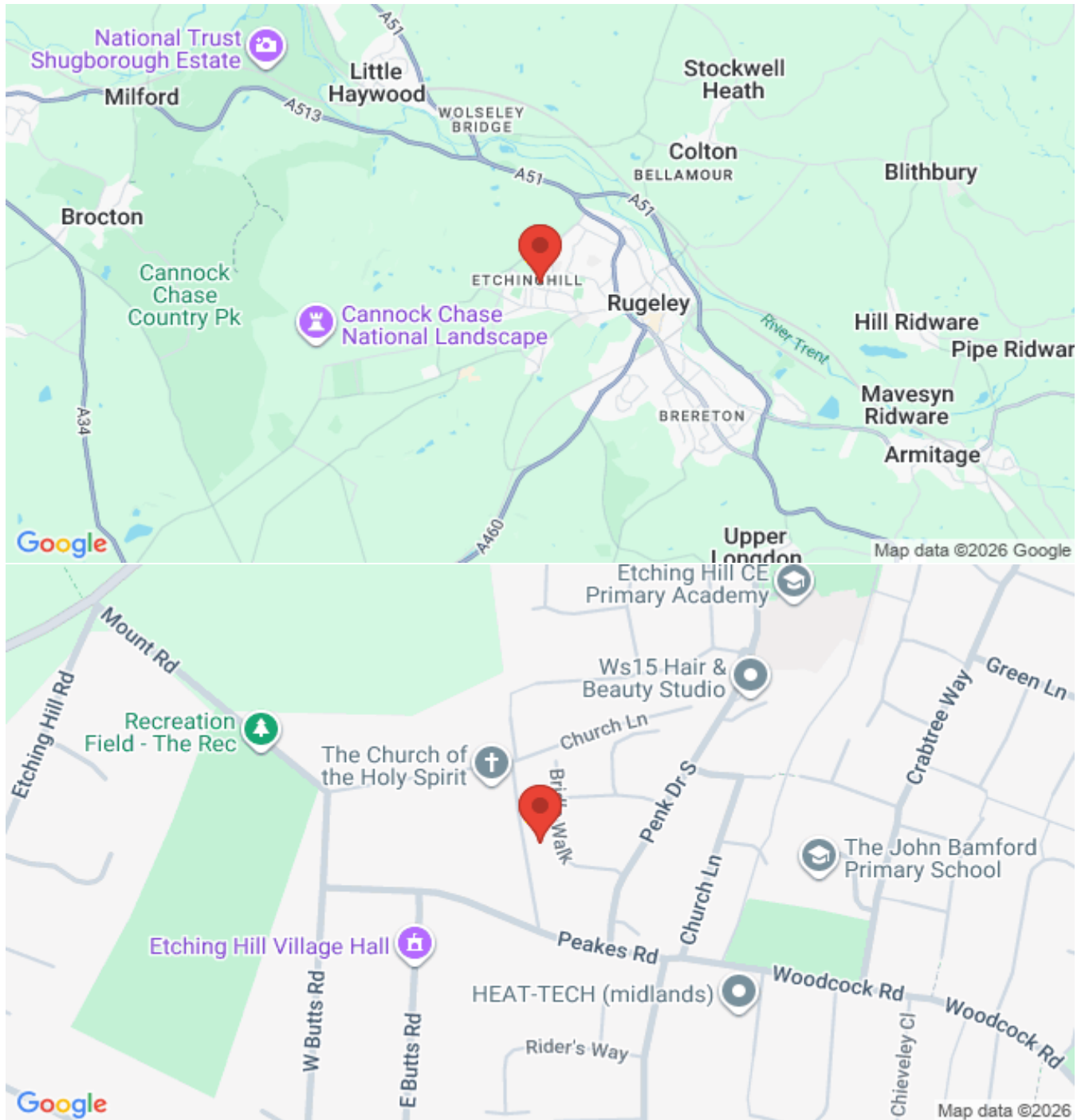


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