



Brindley Road, Hawksyard Estate, Rugeley

£325,000



Features

- CORNER PLOT WITH OPEN ASPECT TO FRONT
- SOUGHT AFTER DEVELOPMENT
- JOHN TAYLOR SCHOOL CATCHMENT
- MASTER BEDROOM WITH EN SUITE
- DRIVEWAY TO GARAGE

Contact Us

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Full Description

Entrance Hallway

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

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and tiled flooring.

Lounge 4.57m x 4.06m (15'0" x 13'4")

Having ceiling light point, radiator, useful storage cupboard and upvc double glazed windows to front and side aspects.

Breakfast Kitchen 4.57m x 2.77m (15'0" x 9'1")

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. Built in electric oven with gas hob and extractor over, wall mounted boiler and space with plumbing for washing machine. Two ceiling light points, radiator, tiled flooring and upvc double glazed windows to front and side aspects. French doors leading to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point.

Master Bedroom 4.04m x 2.92m (13'3" x 9'7")

Having ceiling light point, radiator and upvc double glazed window to side aspect. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator and upvc double glazed window to side aspect.

Bedroom Two 4.55m x 2.59m (14'11" x 8'6")

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

Bedroom Three 2.77m x 2.54m (9'1" x 8'4")

Having ceiling light point, radiator, built in wardrobe, loft access and upvc double glazed window to front aspect.

Bedroom Four 3.35m x 1.91m (11'0" x 6'3")

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

Bathroom

Comprising panelled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator, tiled flooring and upvc double glazed window to side aspect.

Outside

The property is situated on a corner plot with hedgerow flower borders to front with path to entrance door. A driveway provides parking which in turn leads to the Garage with up and over door, having light, power and access door to the Enclosed Rear Garden. This being mainly laid to lawn with borders, patio seating area and outside tap.

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

