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# Bush Drive, Rugeley

**£264,000**

## Features

- CHANCEL SCHOOL CATCHMENT
- SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

## Contact Us

### **Chase Owl Estates**

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

## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with side screens. Having ceiling light point, radiator, laminate flooring, useful storage cupboard and stairs leading to First Floor Landing.

### Lounge/ Dining Room 7.32m x 3.20m (24'0" x 10'6")

Having feature fire surround with inset electric fire on marble effect hearth. Three wall lights, two radiators, laminate flooring, ceiling light point in Dining Area and upvc double glazed bow window to front aspect. Sliding patio door to Conservatory.

### Fitted Kitchen 2.92m x 2.84m (9'7" x 9'4")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel 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, useful larder cupboard and upvc double glazed window to rear aspect. Upvc door to Conservatory.

### Conservatory 5.00m x 2.92m (16'5" x 9'7")

Being constructed of brick base and upvc double glazed frame. Having light point, laminate flooring and French doors to Rear Garden. Door leading through to Inner Hallway.

### Inner Hallway

Having light point, access door to garage and upvc door to Rear Garden.

### Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder, cupboard housing combination boiler, airing cupboard with shelving and upvc double glazed window to side aspect.

### Bedroom One 3.25m x 3.07m (10'8" x 10'1")

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

### Bedroom Two 3.40m x 3.18m (11'2" x 10'5")

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

### Bedroom Three 2.13m x 1.96m (7'0" x 6'5")

Having ceiling light point, radiator, cupboard over the stairs and upvc double glazed window to side aspect.

### Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, laminate flooring, tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having a gravelled driveway leading to Garage with up and over door, having light and power with access door to Inner Hallway. The enclosed rear garden having paved patio to lawn with borders 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

