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Canon Lane, Hawksyard, Rugeley

£250,000

Contact Us

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Full Description

Entrance Hallway
Approached from composite front entrance door and having two ceiling light points, radiator, laminate flooring, useful under stairs storage cupboard and stairs to First Floor Landing.

Guest Shower Room
Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan and tiled flooring.

Refitted Breakfast Kitchen 7.80m x 2.46m (25'7" x 8'1")
Recently refitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over and integrated dishwasher. Two ceiling light points, radiators, upvc double glazed windows to front and rear aspects.

Utility Room
Having base units with work surface over,incorporating inset stainless steel bowl sink with mixer tap and tiled splash back. Wall mounted boiler, ceiling light point, tiled flooring, space with plumbing for washing machine, radiator and upvc double glazed window to rear aspect.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, radiator and upvc double glazed window to front aspect. Return stairs to Second Floor Landing.

Lounge 4.42m x 4.11m (14'6" x 13'6")
Having media wall with built in feature electric fire and shelving to side. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 3.58m x 2.36m (11'9" x 7'9")
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Second Floor Landing
Approached from stairs on First Floor Landing and having light point and loft access being boarded with light.

Master Bedroom 3.81m x 2.74m (12'6" x 9'0")
Having ceiling light point, radiator, built in wardrobes, wood paneling to wall and upvc double glazed window to rear aspect. Door to En Suite Shower Room.

En Suite Shower Room
Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, laminate flooring and upvc double glazed window to rear aspect.

Bedroom Three 3.35m x 2.92m (11'0" x 9'7")
Having ceiling light point, radiator, built in wardrobe with sliding doors, airing cupboard housing hot water tank and upvc double glazed French doors opening to Juliet Balcony.

Bathroom
Comprising paneled bath with shower mixer tap, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls, radiator and laminate flooring.

Outside
The front of the property having a paved seating area overlooking the open aspect. The enclosed landscaped rear garden with paved patio with gazebo, pathway to artificial lawn with borders, outside tap and electrics. Access door to Garage with power, light, loft storage and up and over door leading to the parking space. Further parking is available to the front of the property.

Agents Note
The property is applicable to a service charge of approximately £100.00 per 6 months for the up keep of communal areas

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

