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# Coalpit Lane, Brereton, Rugeley

**£250,000**

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Porch

Approached from upvc front entrance door and having light point and windows to front aspect. Hardwood door giving access to the Reception Hallway.

### Reception Hallway

Having ceiling light point, radiator, laminate flooring, under stairs storage cupboard and stair leading to First Floor Landing. Door to Lounge, Dining Room and Shower Room.

### Lounge 4.80m x 3.28m (15'9" x 10'9")

Having wall mounted gas fire. Ceiling light point, coving, laminate flooring, two radiators and upvc double glazed windows to front and side aspects.

### Dining Room 5.36m x 2.84m (17'7" x 9'4")

Having ceiling light point, radiator, coving, cupboard housing Worcester combination boiler and two upvc double glazed windows to side aspect. Doors leading through to Breakfast Kitchen.

### Breakfast Kitchen 4.62m x 3.48m (15'2" x 11'5")

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. Gas cooker, space with plumbing for washing machine and inset ceiling lights. Radiator, coving and upvc double glazed windows to side and rear aspects. Upvc door to side elevation.

### Downstairs Shower Room

Comprising walk in shower, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard with shelving and radiator and further storage cupboard.

### Bedroom One 4.80m x 3.28m (15'9" x 10'9")

Having ceiling light point, radiator, storage to the eaves and upvc double glazed window to front aspect.

### Bedroom Two 3.48m x 2.95m (11'5" x 9'8")

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

### Outside

The front of the property having a lawned fore garden with planted borders. A tarmac driveway provides parking for several vehicles and in this in turn leads to the enclosed Rear Garden. Having detached sectional storage shed, patio area to generous lawns with planted borders, outside tap and spectacular views over looking countryside.

### 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

