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Coalpit Lane, Brereton, Rugeley

£440,000

Features

- EXTENDED FAMILY HOME SITUATED ON A GOOD SIZED PLOT
- A STONES THROW FROM CANNOCK CHASE
- NO UPWARD CHAIN
- PLENTIFUL PARKING TO DETACHED GARAGE
- PRIVATE GARDEN TO REAR

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Full Description

Entrance Porch
Approached from upvc front entrance door with windows to front aspect. Tiled flooring with wall light and further hardwood entrance door leading into Hallway.

Reception Hallway
Having ceiling light point, coving, laminate flooring, radiator, decorative dado rail and stairs leading to First Floor Landing.

Guest Cloakroom
Comprising vanity hand wash basin and w.c. Ceiling light point, coving, laminate flooring, half wood panelling to walls, wall mounted boiler and upvc double glazed window to side aspect.

Lounge 8.15m x 4.34m (26'9" x 14'3")
Having Inglenook style brick fireplace with tiled grate. Two ceiling light points, coving, radiators and upvc double glazed window to front aspect. Upvc French doors leading to Rear Garden.

Breakfast Kitchen 6.17m x 4.47m (20'3" x 14'8")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel bowl sink with mixer tap, drainer and tiled splash. Space for washing machine, dishwasher and fridge/freezer. Inglenook style brick wall with built in double oven, five ring gas hob and extractor over. Two ceiling lights, coving, part tiled flooring, useful storage cupboard, decorative cast iron gate with hearth and upvc double glazed windows to rear and side aspects. Upvc double glazed door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having inset ceiling lights, two good sized walk in cupboards, radiator, decorative dado rail and light tunnel.

Bedroom One 3.94m x 3.33m (12'11" x 10'11")
Having ceiling light point, decorative dado rail, radiator, wooden floorboards and upvc double glazed window to side aspect.

Bedroom Two 3.15m x 3.48m (10'4" x 11'5")
Having ceiling light point, radiator, wooden floorboards and upvc double glazed window to rear aspect.

Bedroom Three 5.41m x 3.12m (17'9" x 10'3")
Having ceiling light point, radiator, wooden floorboards and upvc double glazed window to rear aspect.

Study / Bedroom Four 5.38m x 2.54m (17'8" x 8'4")
Being L shaped and having ceiling light point, loft access, radiator.

Refitted Bathroom
Comprising freestanding bath with shower attachment, vanity hand wash basin, w,c and double walk in shower cubicle. Inset ceiling lights, tiling to walls and flooring, heated towel rail and upvc double glazed window to side aspect.

Outside
The property is situated on a generous plot with a lawned fore garden and planted flower borders. A sweeping tarmacadam driveway provides parking for several vehicles and in turn leads to DETACHED GARAGE with roller door, having light, power and attic space. (22'11" x 10'6") The private rear garden is a particular feature of the home with paved patio with steps to lawn with slate borders, mature shrubs, trees, shed, greenhouse and vegetable patch area.

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

