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Coalpit Lane, Brereton, Rugeley

£289,950

Features

- NO UPWARD CHAIN
- SOUTH FACING LANDSCAPED GARDEN TO REAR
- BEING FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- MASTER BEDROOM WITH EN SUITE
- WALKING DISTANCE TO CANNOCK CHASE

Contact Us

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Full Description

Entrance Porch

Approached from upvc double glazed front entrance door with window to side. Having inset light. tiled flooring and further composite door leading into the Reception Hallway.

Reception Hallway

Having ceiling light point, radiator and wooden flooring.

Lounge 4.62m x 3.86m (15'2" x 12'8")

Having a feature marble fireplace with inset electric pebble fire on hearth. Inset ceiling lights, radiator and upvc double glazed window to front aspect. Being open plan to;

Dining Room 2.87m x 2.34m (9'5" x 7'8")

Having inset ceiling lights, radiator and upvc double glazed French doors leading to Enclosed Rear Garden. Open plan to;

Fitted Kitchen 4.85m x 2.06m (15'11" x 6'9")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with induction hob and extractor over, integrated fridge / freezer and dishwasher. Inset ceiling lights, radiator and upvc double glazed window to rear aspect. A stable door allows access to a covered lean to providing plumbing for washing machine, light point, upvc double glazed window to rear aspect and doors to front elevation.

Master Bedroom 4.80m x 3.18m! (15'9" x 10'5!)

Having two ceiling light points, radiator and upvc double glazed window to rear aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, vanity sink unit and w.c. Inset ceiling lights, extractor fan, heated towel rail and tiled flooring.

Bedroom Two 3.78m x 2.97m (12'5" x 9'9")

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

Bedroom Three 2.64m x 2.03m (8'8" x 6'8")

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

Bathroom

Comprising paneled bath with shower mixer tap, vanity hand wash basin, w.c and walk in shower cubicle with rain head shower over. Inset ceiling lights, loft access, tiled flooring, part tiling to walls, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with flower borders and pathway to front entrance door. A graveled driveway provides of road parking and in turn leads to Garage with up and over door, with light, power and access door to Rear Garden. The enclosed SOUTH FACING rear garden again 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

