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Cocketts Nook, Rugeley

£200,000

Features

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- EXTENDED SEMI DETACHED ON A CORNER PLOT
- PARKING AND GARAGE TO REAR

Contact Us

Chase Owl Estates

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Full Description

Entrance Porch

Approached from upvc double glazed front entrance door with window to side and having ceiling light point, radiator, useful cloaks cupboard and further door to Lounge.

Lounge 4.90m x 3.66m (16'1" x 12'0")

Having wall mounted pebble effect electric fire. Two ceiling light points, coving, radiator and upvc double glazed window to front aspect. Stairs to First Floor Landing.

Breakfast Room 4.90m x 4.29m (16'1" x 14'1")

Having ceiling light/fan, coving, radiator, useful storage cupboard, laminate flooring and upvc double glazed door to side elevation. Upvc double glazed sliding patio door to Rear Garden. Door to Wet Room and open plan to Kitchen.

Fitted Kitchen 4.67m x 1.75m (15'4" x 5'9")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap and drainer. Gas cooker with extractor over, washing machine, tumble dryer, fridge and fridge/freezer. Ceiling light point, coving, laminate flooring and upvc double glazed window to side aspect.

Downstairs Wet Room

Comprising walk in shower area, w.c and hand wash basin. Ceiling light point, extractor fan, tiling to walls and radiator.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, coving, radiator and upvc double glazed window to side aspect.

Bedroom One 4.04m x 3.38m (13'3" x 11'1")

Having built in wardrobe. Ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Two 3.68m x 2.57m (12'1" x 8'5")

Having a built in wardrobe with sliding mirror doors. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Bedroom Three 2.77m x 2.31m (9'1" x 7'7")

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

Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

Outside

The property is situated on a corner plot with a lawned fore garden, flower borders and pathway to front entrance door. The enclosed rear garden is accessed via a gate and having paved path to a low maintenance seating area, shed with power, outside tap and an access door to Garage with up and over door. To the rear of the property is provisions for parking.

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

