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Delafield Way, Etchinghill, Rugeley

£275,000

Features

- WALKING DISTANCE TO CANNOCK CHASE AND ETCHINGHILL SCHOOL
- SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- BREAKFAST KITCHEN TO GREAT OUTDOOR ENTERTAINING SPACE
- DRIVEWAY FOR SEVERAL VEHICLES TO GARAGE

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from composite front entrance door with side screen and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Lounge 4.93m x 3.51m (16'2" x 11'6")

Having two wall lights, coving, radiator and upvc double glazed bow window to front aspect.

Breakfast Kitchen 4.42m x 3.20m (14'6" x 10'6")

Being fitted with a comprehensive range of wall and base mounted units with granite work surfaces, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over. Two ceiling light points, radiator, laminate flooring, larder cupboard and useful cloaks cupboard. Upvc double glazed window to rear aspect and sliding upvc doors leading to the outside entertaining area. Door to Utility Room.

Utility Room 4.11m x 2.21m (13'6" x 7'3")

Again being fitted with a range of wall and base mounted units with work surfaces over. Space with plumbing for washing machine and further appliance spaces, ceiling light point, radiator, laminate flooring and upvc double glazed door to Rear Garden. Access door to Garage.

Guest Cloakroom

Comprising w.c (Saniflo) and vanity hand wash basin. Light point, laminate flooring 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 housing combination boiler with shelving and upvc double glazed window to side aspect.

Bedroom One 4.01m x 2.54m (13'2" x 8'4")

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

Bedroom Two 3.45m x 2.57m (11'4" x 8'5")

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

Bedroom Three 2.79m x 1.83m (9'2" x 6'0")

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

Shower Room

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a concrete print driveway providing parking for several vehicles which in turn leads to Garage with light, power and access to Utility Room. The fore garden being terraced planted with shrubs and slate borders. The SOUTH FACING enclosed rear garden having a covered decked area for out door entertaining, steps leading to raised flower borders, greenhouse 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

