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Farm Close, Etchinghill, Rugeley

£300,000

Features

- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- OPEN ASPECT TO REAR

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Full Description

Entrance Hallway
Approached from composite front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

Lounge 7.42m x 3.40m (24'4" x 11'2")
Having a wooden feature fire surround with inset gas fire on marble hearth. Two ceiling light points, coving, radiator and upvc double glazed bay window to front aspect. Sliding patio door allows access to the enclosed Rear Garden.

Fitted Kitchen 4.27m x 2.64m (14'0" x 8'8")
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. Built in electric oven, hob with extractor over, space with plumbing for washing machine and two further appliance spaces. Two ceiling light points, laminate flooring, larder cupboard, radiator and upvc double glazed window to rear aspect. Upvc door to Rear Garden and Archway to Dining Room.

Dining Room 4.95m x 2.36m (16'3" x 7'9")
Having ceiling light point, radiator, coving and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 3.40m x 3.51m (11'2" x 11'6")
Having a built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two
Having a built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 3.43m x 2.44m (11'3" x 8'0")
Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising paneled bath with shower over and screen and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail, part tiling to walls and airing cupboard with hot water cylinder tank. Upvc double glazed window to rear aspect.

Separate w.c
Comprising w. c, ceiling light point, part tiling to walls and upvc double glazed window to rear aspect.

Outside
The property is located on a corner plot with sweeping tarmacadam driveway providing parking for several vehicles leading to Garage. Having graveled foregardens planted with shrubs. A wrought iron gate leading to steps into the enclosed rear garden having a block paved patio with further steps to lawn with mature borders and outdoor lighting.

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

