



Farm Close, Rugeley

£305,000

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from composite front entrance with matching side screen. Having ceiling light point, radiator, laminate flooring, useful under stairs cupboard and stairs leading to First Floor Landing.

Bedroom Four/ Study 2.39m x 2.13m 0.61m (7'10" x 7' 2")

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

Lounge / Dining Room 7.01m " x 3.35m 0.61m (23'0 " x 11' 2")

Having feature fire surround with inset fire on hearth. Two ceiling light points, laminate flooring, radiators, coving and upvc double glazed bow window to front aspect. Upvc double glazed doors to Rear Garden.

Refitted Kitchen 4.24m x 2.69m (13'11" x 8'10")

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double electric oven, gas hob with extractor hood over. Space with plumbing for washing machine and dishwasher, wall mounted combination boiler and breakfast bar for seating. Inset ceiling lights, heated radiator, useful larder cupboard and upvc double glazed window to rear aspect. Upvc door to Rear Garden and archway to Utility Room.

Utility Room 2.72m x 2.13m 3.35m (8'11" x 7' 11")

Being fitted with a range of wall and base mounted units with work surfaces over. Space for American fridge, ceiling light point, radiator and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 3.40m x 3.35m 0.00m (11'2" x 11' 0")

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

Bedroom Two 4.14m (max)" x 2.13m 3.05m (13'7 (max)" x 7' 10"

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

Bedroom Three 3.43m x 2.13m 3.35m (11'3" x 7' 11")

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

Bathroom

Comprising of walk in shower shower cubicle with mains shower over, corner paneled bath with mixer tap, vanity hand wash basin and w.c. Two ceiling light points, heated towel rails, tiling to walls and flooring with two upvc double glazed windows to rear aspect.

Outside

The front of the property having a block paved driveway providing parking for several cars which in turn leads to Garage, with light and power. A lawned fore garden and steps leading up to front entrance door. Further steps at the side of the property lead to the enclosed rear garden with paved patio, steps to a decked seating area and artificial grass area. 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

