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# Fernwood Drive, Rugeley

**£200,000**

## Features

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- GARAGE AND ENCLOSED GARDEN

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door and having light point with window to side aspect. Further door leading to Lounge.

### Lounge 4.93m x 3.07m (16'2" x 10'1")

Having ceiling light point, radiators and upvc double glazed window to front aspect. Door to Breakfast Kitchen.

### Fitted Kitchen 3.99m x 2.41m (13'1" x 7'11")

Being fitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, integrated washing machine and space for washing machine. Two ceiling light points, laminate flooring, radiator and upvc double glazed window to rear aspect. Open plan to Dining Room and Conservatory. Stairs leading to First Floor Landing.

### Dining Area 3.10m x 2.34m (10'2" x 7'8")

Having breakfast bar with built in storage, work surface over and seating area. Ceiling light point, laminate flooring and open plan.

### Conservatory 3.56m x 2.54m (11'8" x 8'4")

Being constructed of brick base with upvc double glazed frame and having laminate flooring, radiator and door to Covered Gazebo for outdoor seating.

### First Floor Landing

Approached from stairs in Breakfast Kitchen and having ceiling light point, loft access and two useful storage cupboards with one housing combination boiler.

### Bedroom One 3.15m x 3.10m (10'4" x 10'2")

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

### Bedroom Two 3.43m x 2.72m (11'3" x 8'11" )

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

### Bedroom Three 2.72m x 1.50m (8'11" x 4'11")

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

### Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and Victorian style w.c. Ceiling light point, heated towel rail, laminate flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property is accessed via pedestrian pathway and having a lawned fore garden with path to front entrance door. A side gate leads to the SOUTH FACING rear garden and this being mainly laid to patio. Summer House, covered seating area and outside tap. GARAGE with side access into the Garden and up and over door to front. Parking to rear.

### 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

