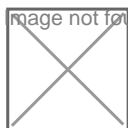


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# Garden Drive, Brereton, Rugeley

£300,000



## Features

- GENEROUS PLOT WITH SCOPE FOR DEVELOPMENT
- PLENTIFUL PARKING TO GARAGE
- IN NEED OF UPGRADE

## Contact Us

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## Full Description

### Entrance Porch

Approached from upvc door and having tiled flooring with further door to Hallway.

### Reception Hallway

Having ceiling light point, radiator and picture rail.

### Lounge 5.16m x 4.24m (16'11" x 13'11")

Having feature fire place with electric fire. Ceiling light point, two radiators, picture rail and two upvc double glazed windows to front and rear aspects. Doors to Bedroom Three and Kitchen.

### Breakfast Kitchen 5.11m x 4.22m (16'9" x 13'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Electric cooker with extractor hood over, wall mounted combination boiler and seating area. Three ceiling light points, two radiators, loft access and upvc double glazed windows to side and rear aspects. Door to Utility Room and upvc door to Rear Garden.

### Utility Room 2.74m x 2.39m (9'0" x 7'10")

Again being fitted with wall and base mounted units with inset stainless steel sink with mixer tap and drainer. Appliance spaces for washing machine, tumble dryer and dishwasher. Ceiling light point, tiled flooring and upvc double glazed windows to side and front aspects. Upvc double glazed door to side elevation and leading onto a decked seating area.

### Bedroom One 3.33m x 3.33m (10'11" x 10'11")

Having two ceiling light points, radiator, picture rail and upvc double glazed window to side aspect.

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

Having ceiling light point, radiator, picture rail and upvc double glazed windows to side and front aspects.

### Bedroom Three 3.10m x 2.26m (10'2" x 7'5")

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

### Shower Room

Comprising walk in shower cubicle, bidet, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and flooring with upvc double glazed window to rear aspect.

### Outside

The property stands on a generous plot with a fenced boundary. Having steps to front entrance door with flower borders and a paved patio to the left of the property. A second set of steps leading from the Kitchen to Driveway providing parking for several vehicles and the DETACHED SECTIONAL GARAGE. Beyond the garage is a lawn with borders, a selection of fruit trees, two sheds, summer house and paved patio. Double wooden gates allowing vehicle access.

### 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.

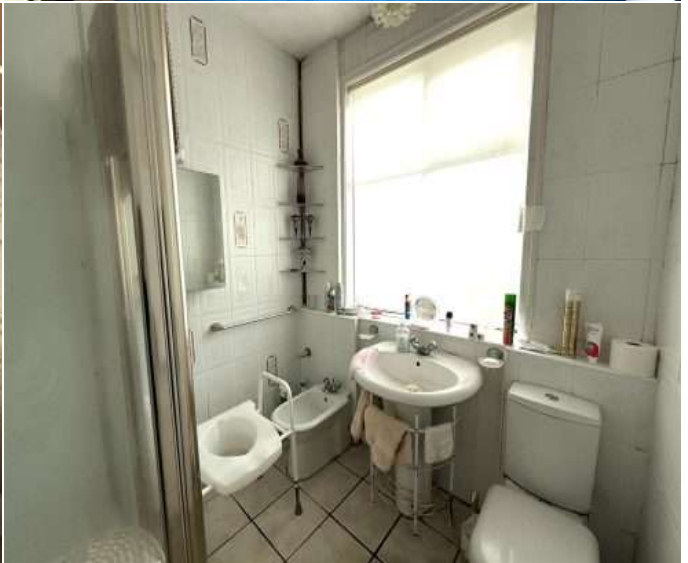
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

