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# Hagley Road, Rugeley

**£425,000**

## Features

- IN NEED OF SOME UPGRADE
- GOOD SIZED PLOT WITH PLENTIFUL PARKING
- WELL KEPT ENCLOSED GARDEN TO REAR
- WALKING DISTANCE TO AMENITIES AND CANNOCK CHASE

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Porch

Approached from hardwood front entrance door with side screen and having ceiling light point with windows to side. Further door leading to Reception hallway.

### Reception Hallway

Having ceiling light point, radiator, useful under stairs storage cupboard, coving and stairs leading to First Floor Landing.

### Lounge 7.80m x 3.68m (25'7" x 12'1")

Having wooden feature fire surround with inset gas fire on tiled hearth. Two ceiling light points, radiators, coving, wall lights with windows to side aspect. Sliding patio doors to the enclosed rear garden. Double doors to Dining Kitchen.

### Dining Room 5.97m x 2.67m (19'7" x 8'9")

Having ceiling lights points, coving, radiator and upvc double glazed window to rear aspect. Open plan to Fitted Kitchen.

### Breakfast Kitchen 5.77m x 3.07m (18'11" x 10'1")

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 double oven, hob with extractor over, dishwasher and space for fridge/freezer. Two ceiling light points, tiled flooring and window to rear aspect. Door leading to Utility Room.

### Utility Room 4.72m x 1.63m (15'6" x 5'4")

Again fitted with wall and base mounted units with work surfaces over. Space with plumbing for washing machine and further appliances. Ceiling light point, tiled flooring, wall mounted boiler and windows to side aspect. Hardwood door to rear elevation.

### Bedroom One 3.94m x 3.43m (12'11" x 11'3")

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

### Bedroom Two 3.38m x 3.33m (11'1" x 10'11")

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

### Bathroom

Comprising walk in shower cubicle, panelled bath with shower attachment, w.c and pedestal hand wash basin. Two ceiling light points, radiator, tiling to walls and windows to side aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and storage to eaves.

### Bedroom Three 3.86m x 3.07m (12'8" x 10'1")

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

### Bedroom Four 3.91m x 2.34m (12'10" x 7'8")

Having light point and window to rear aspect.

### Outside

The property is situated on a generous plot with driveway providing parking for several vehicles which in turn leads to DETACHED GARAGE (23'6" X 12'5") with wooden doors, having light, power and attic storage. Access door to Rear Garden. The property having a raised flower border to the front of the property with dual gates allowing access to the Enclosed Rear Garden, being a particular feature of the bungalow. Having a good sized lawn with flower borders, fruit trees and fish pond. Shed, greenhouse and a raised decked seating area approached from Lounge and Kitchen to enjoy in the Summer evenings. 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

