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Heather Close, Brereton, Rugeley

£240,000

Features

- IDEAL FOR FIRST TIME BUYERS
- QUIET CUL DE SAC LOCATION CLOSE TO CANNOCK CHASE
- PLENTIFUL PARKING
- ENCLOSED GARDEN TO REAR WITH GARDEN ROOM
- THREE GOOD SIZED BEDROOMS

Contact Us

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Full Description

Entrance Porch

Approached from upvc double glazed front entrance door and having inset light with further upvc door leading to Reception Hallway.

Reception Hallway

Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Bedroom Three 3.15m x 3.00m (10'4" x 9'10")

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

Open plan Lounge to Dining Room 6.20m x 5.13m (20'4" x 16'10")

(Being "L" shaped) Having feature fire place with inset electric fire on hearth. Three ceiling light points, laminate flooring, two radiators and upvc double glazed window to side aspect. Upvc double glazed French doors leading to the enclosed Rear Garden.

Fitted Kitchen 2.59m x 2.26m (8'6" x 7'5")

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 with gas hob and extractor over, space with plumbing for washing machine and dishwasher. Inset ceiling lights and upvc double glazed window to rear aspect. Arch way to;

Utility Area

Having appliance spaces, wall heater and upvc double glazed window to rear aspect. Door to;

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

Bedroom One 4.27m x 3.71m (14'0" x 12'2")

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

Bedroom Two 3.20m x 3.10m (10'6" x 10'2")

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

Shower Room

Comprising double walk in shower cubicle, w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The current owners have created a new tarmac driveway allowing parking for several vehicles. Gate leading through to Entrance Porch and the enclosed rear garden. This having a paved patio with covered Gazebo, lawn with borders, fish pond, outside tap and shed.

GARDEN ROOM/ TV/HOBBIE ROOM; This was originally the Garage but the owners have used the space as a Garden Room with wall mounted feature electric fire, wall heater, laminate flooring, tv point and upvc double glazed windows to side and rear aspects. Upvc French doors to Garden.

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

