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# Hislop Road, Rugeley

**£185,000**

## Features

- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- OPEN PLAN BREAKFAST KITCHEN
- LANDSCAPED GARDEN TO REAR WITH OPEN ASPECT VIEWS
- NO UPWARD CHAIN

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator and tiled flooring. Stairs leading to First Floor Landing.

### Lounge 3.15m x 2.69m (10'4" x 8'10")

Having ceiling light point, radiator and upvc double glazed window to front aspect. Open plan to Dining Room.

### Dining Room 2.62m x 2.34m (8'7" x 7'8")

Having ceiling light point, radiator and French upvc doors leading to the Landscaped Rear Garden. Open plan to Breakfast Kitchen.

### Open plan Breakfast Kitchen 3.40m x 3.12m (11'2" x 10'3")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap with drainer. Built in electric oven with gas hob and extractor over, integrated fridge/freezer and breakfast seating area. Ceiling light point, radiator, tiled flooring and upvc double glazed window to side aspect. Arch to Utility Room.

### Utility Room

Being fitted with work surface having appliance spaces below. Ceiling light point, tiled flooring, wall mounted combination boiler and upvc double glazed window to side aspect.

### Guest Cloakroom

Comprising vanity hand wash basin and closet w.c. Ceiling light point, radiator, tiled flooring and upvc double glazed window to side aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

### Bedroom One 4.06m x 3.23m (13'4" x 10'7")

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

### Bedroom Two 3.81m x 2.72m (12'6" x 8'11")

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

### Bedroom Three 2.67m x 2.39m (8'9" x 7'10")

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

### Bathroom

Comprising panelled bath with rain head shower over with screen, vanity hand wash basin and closet w.c. Ceiling light point, heated towel rail, part tiling to walls, extractor fan, tiled flooring and upvc double glazed window to front aspect.

### Outside

The property is approached from a pedestrian pathway and having steps/ramp to front entrance door with raised gravelled borders. A side gate leading into the landscaped rear garden having paved patio to lawns, vegie patch area and 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

