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# Hollylodge Close, Rugeley

**£240,000**

## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN ASPECT TO REAR
- WALKING DISTANCE TO LOCAL AMENITIES

## Contact Us

### **Chase Owl Estates**

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Rugeley  
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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with side screens and having ceiling light point, radiator, wooden flooring and under stairs storage. Stairs leading to First Floor Landing and doors to Lounge and Fitted Kitchen.

### Lounge 3.89m x 3.28m (12'9" x 10'9")

Having wooden feature fire surround with marble hearth. Ceiling light point, radiator, wooden flooring and upvc double glazed bow window to front aspect. Arch to;

### Dining Room 3.28m x 2.69m (10'9" x 8'10")

Having ceiling light point, wooden flooring, radiator and sliding patio door to Conservatory. Door to Kitchen.

### Conservatory 4.11m x 2.18m (13'6" x 7'2")

Being constructed of brick base with upvc double glazed frame with tiled flooring and doors leading to Rear Garden.

### Fitted Kitchen 3.25m x 2.49m (10'8" x 8'2")

Being fitted with a range of 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 over, two appliance spaces and useful larder cupboard. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Door allowing access to the integral Garage.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and upvc double glazed window to side aspect.

### Bedroom One 3.89m x 3.07m (12'9" x 10'1")

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

### Bedroom Two 3.28m x 3.10m (10'9" x 10'2")

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

### Bedroom Three 3.00m x 1.98m (9'10" x 6'6")

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

### Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Ceiling light point, tiling to walls, heated towel rail and upvc double glazed window to rear aspect.

### Outside

The front of the property having a gravelled fore garden and pathway to side gate. A tarmac driveway leading to Garage with up and over door, having light and power. The enclosed rear garden being mainly laid to lawn with paved patio, overlooking the Bowling Green and access door to Garage.

### 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

