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Larch Road, Brereton, Rugeley

£180,000

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, useful storage cupboard, radiator, tiled flooring and stairs leading to First Floor Landing. Door to Lounge and Arch to Fitted Kitchen.

Guest Cloakroom

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

Lounge / Dining Room 7.32m x 3.58m (24'0" x 11'9")

Having marble feature fire surround with inset gas fire on hearth. Two ceiling light points, coving, two radiators and upvc double glazed window to front aspect. French upvc double glazed doors leading to Rear Garden.

Fitted Kitchen 4.11m x 2.87m (13'6" x 9'5")

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 back. Built in electric double oven with gas hob and extractor over and integrated fridge/freezer. Space with plumbing for washing machine and dishwasher, wall mounted combination boiler and further appliance space. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Upvc door leading to side elevation.

First Floor Landing

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

Bedroom One 4.09m x 3.10m (13'5" x 10'2")

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

Bedroom Two 3.58m x 3.10m (11'9" x 10'2")

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

Bedroom Three 3.07m x 2.01m (10'1" x 6'7")

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

Bedroom Four 3.23m x 2.18m (10'7" x 7'2")

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

Bathroom

Comprising paneled bath with shower over, w.c and vanity hand wash basin. Ceiling light point, radiator, laminate flooring, tiling to walls and upvc double glazed window to side aspect.

Outside

The front of the property having a driveway providing off road parking. Steps leading up to pathway to lawn with borders and to gate leading to the enclosed rear garden. Having paved patio with steps to lawn with flower borders, shed and outside tap.

Agents Note

The property has the benefit of Solar Panels installed with a Shade Greener. Further details available upon request.

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

