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Lower Birches Way, Rugeley

£450,000

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from composite front entrance door and having two ceiling light points, coving, ladder radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising vanity hand wash basin and w.c. Ceiling light point, heated towel rail, coving, laminate flooring, half tile to walls and upvc double glazed window to side aspect.

Lounge 5.08m x 4.17m (16'8" x 13'8")

Having wall mounted electric log feature fire. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

Study 3.68m x 2.95m (12'1" x 9'8")

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

Second Reception Room 5.11m x 3.73m (16'9" x 12'3")

Having wall mounted electric log feature fire. Two ceiling light points, coving, laminate flooring, radiators and upvc double glazed window to rear aspect. French upvc doors leading into Conservatory.

Conservatory 8.26m x 4.14m (27'1" x 13'7")

Being constructed of brick base with upvc double glazed frame. Having ceiling light/fan, three wall lights, tiled flooring and two upvc double glazed French doors allowing access to the Enclosed Rear Garden.

Breakfast Kitchen 4.75m x 2.97m (15'7" x 9'9")

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset sink with drainer, mixer tap and tiled splash. Built in double electric oven, gas hob with extractor hood over and integrated dishwasher. Breakfast bar seating area, two ceiling light points, laminate flooring, coving and upvc double glazed window to side aspect. Upvc double glazed door with window to side leading into Conservatory. Archway to Utility.

Utility

Being fitted with wall units for storage, work surface with appliance spaces below with plumbing for washing machine and further space for American fridge/freezer. Ceiling light point, radiator, tiled flooring, coving and door with window to side to allow for access to the side elevation.

First Floor Landing

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

Master Bedroom Suite 7.72m x 2.97m (25'4" x 9'9")

BEDROOM; Having a range of fitted wardrobes, ceiling light point, radiator, radiator, laminate flooring and two upvc double glazed windows to front aspect. Archway to
DRESSING ROOM; Again having a range of fitted wardrobes, radiator, laminate flooring, light point, airing cupboard housing hot water cylinder and door to En Suite Bathroom.

En Suite Bathroom

Comprising of a shaped corner bath with shower over and screen, vanity hand wash basin with closet w.c. Ceiling light point, extractor fan, tiling to walls, laminate flooring, coving, heated towel rail and upvc double glazed window to side aspect.

Bedroom Two 3.05m x 2.95m (10'8" x 9'8")

Having ceiling light point, coving, laminate flooring, radiator, walk in wardrobe and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising corner walk in shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, coving, tiling to walls, shaver socket and upvc double glazed window to side aspect.

Bedroom Three 3.20m x 2.54m (10'6" x 8'4")

Having ceiling light point, radiator, laminate flooring, coving, a range of fitted bedroom furniture and upvc double glazed window to rear aspect.

Bedroom Four 3.05m x 2.69m (10'0" x 8'10")

Having ceiling light point, radiator, coving, a range of fitted bedroom furniture and upvc double glazed window to rear aspect.

Bedroom Five 2.77m x 2.51m (9'1" x 8'3")

Having ceiling light point, radiator, laminate flooring, coving, a range of fitted bedroom furniture and upvc double glazed window to rear aspect.

Family Shower Room

Comprising a walk in shower cubicle with rain head shower over, vanity hand wash basin with closet w.c. Ceiling light point, extractor fan, heated towel rail, tiling to walls, laminate flooring and upvc double glazed window to side aspect.

Outside

The property is situated on a good sized plot with hedged boundary. A block paved driveway provides parking for several vehicles and in turn leads to the DOUBLE GARAGE (17'42 X 17'2") having light, power, water, loft storage and access door to Rear Garden. A pedestrian side gate allows access to the enclosed rear garden with paved patio, steps to lawns with borders, further patio seating area and open aspect to rear.

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

