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# Lower Birches Way, Rugeley

**£370,000**

## Features

- GOOD SIZED FAMILY HOME WITH POSSIBLE ANNEXE
- SOUGHT AFTER DEVELOPMENT
- MASTER BEDROOM WITH EN SUITE
- PLENTIFUL PARKING TO FRONT

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door with side window and having tiled flooring with further door Hallway.

### Reception Hallway

Having two ceiling light points, radiator, tiled flooring, coving and stairs to First Floor Landing.

### Lounge 5.18m x 3.28m (17'0" x 10'9")

Having feature fire surround with inset fire on hearth. Two ceiling light points, radiators, coving, wooden flooring and walk in double glazed bay window to front aspect. Door to Dining Room.

### Dining Room 3.18m x 2.59m (10'5" x 8'6")

Having ceiling light point, radiator, laminate flooring and open to Conservatory.

### Conservatory 2.97m x 2.39m (9'9" x 7'10")

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, radiator, tiled flooring and French doors to Rear Garden.

### Fitted Kitchen

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. Gas cooker with extractor over, integrated fridge/freezer and spaces for washing machine and dishwasher. Two ceiling light points, radiator and upvc double glazed window to rear aspect. Upvc door to Porch allowing access to the enclosed Rear garden.

### Bedroom Five 2.72m x 2.39m (8'11" x 7'10")

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

### Wet Room

Comprising walk in shower, w.c and hand wash basin. Ceiling light point, radiator, and cupboard housing boiler.

### First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, loft access with ladder and being part boarded, airing cupboard housing hot water cylinder tank and upvc double glazed window to side aspect.

### Master Bedroom 4.39m x 2.97m (14'5" x 9'9")

Having ceiling light/fan, radiator, laminate flooring, built in wardrobes and two upvc double glazed windows to front aspect.

### En Suite Shower Room

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, radiator, tiled flooring, part tiling to walls and upvc double glazed window to front aspect.

### Bedroom Two 3.66m x 2.49m (12'0" x 8'2")

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

### Bedroom Three 2.72m x 2.24m (8'11" x 7'4")

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

### Bedroom Four 2.72m x 2.18m (8'11" x 7'2")

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

### Bathroom

Comprising panelled bath, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to side aspect.

**Outside**

The front of the property having driveway providing plentiful parking for several vehicles. A side gate allows access to the enclosed rear garden having paved patio, lawn with borders, shed 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

