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# Main Road, Brereton, Rugeley

£275,000



## Features

- COMPLETION FOR CHRISTMAS 2025
- GATED COMPLEX OF FOUR DETACHED BUNGALOWS
- AIR SOURCE HEAT PUMPS / UNDER FLOOR HEATING
- HIGH SPECIFICATION THROUGHOUT
- PRIVATE GARDEN TO REAR
- PART EXCHANGE CONSIDERED

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, loft access being part boarded and cloaks cupboard housing Valliant Senso Comfort air pump heating system and providing useful storage.

### Open plan Kitchen to Lounge

LOUNGE; (17'11" x 9'8"); Having two ceiling light points, laminate flooring with under floor heating, upvc double glazed windows to side aspect. Upvc double glazed French doors to garden.

FITTED KITCHEN; (11'1" x 7'3") Being fitted with a range of wall and base mounted unit with quartz work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor over, integrated fridge/freezer and space with plumbing for washing machine. Ceiling spot lights, laminate flooring with under floor heating and upvc double glazed window to rear aspect.

### Bedroom One 3.23m x 2.95m (10'7" x 9'8")

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

### Bedroom Two 3.05m x 1.88m (10'72 x 6'2")

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

### Shower Room

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

### Outside

The bungalow is sited to the rear of the development and having parking for two vehicles. Pathway leads to the front entrance door and gate to the enclosed rear garden. This being mainly laid to lawn with patio and again a second gate to the parking area. Outside lighting, cold water tap and power.

### 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





| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>89</b>   |
| (69-80) <b>C</b>                            | <b>79</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Property Location

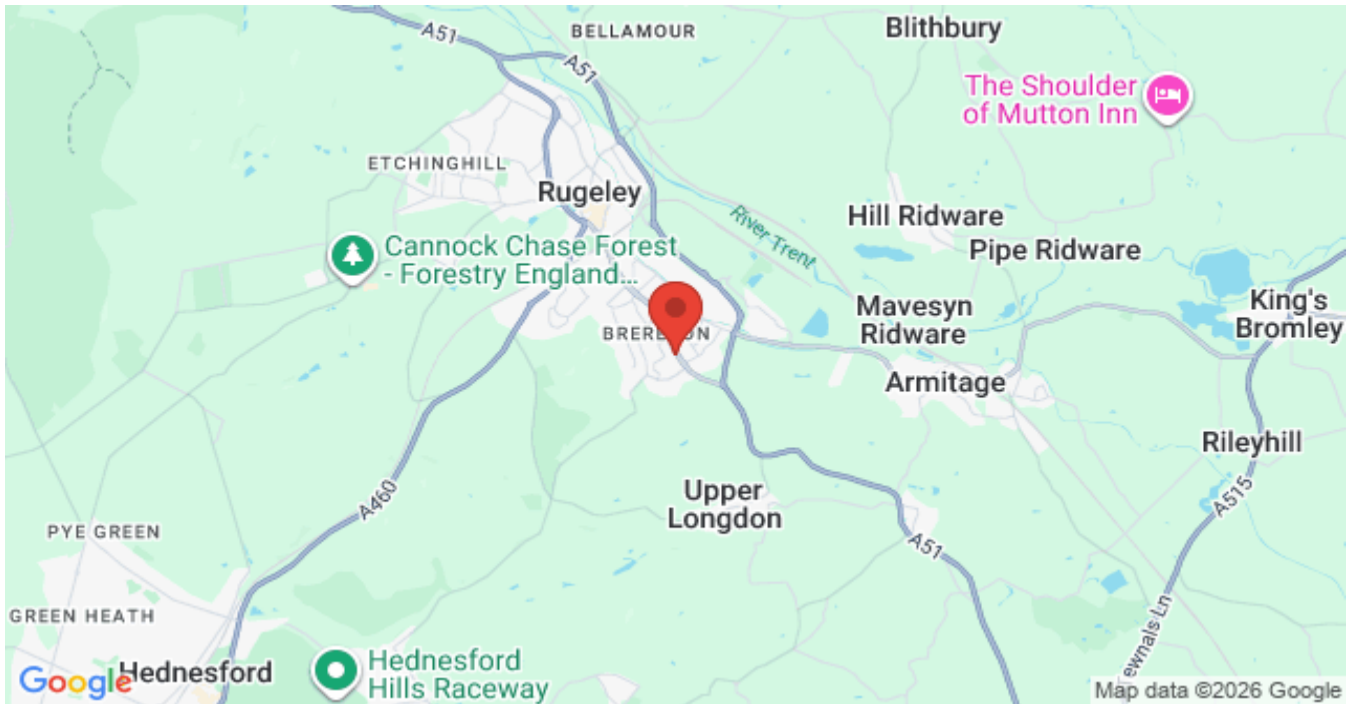


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