

image not found or type unknown



# Mill Lane, Rugeley

**£210,000**

## Features

- WALKING DISTANCE TO TOWN AND LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE ENCLOSED GARDEN TO REAR

## 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 with side screen. Having two ceiling light points, radiator, laminate flooring and airing cupboard housing combination boiler.

### Lounge 4.09m x 3.30m (13'5" x 10'10")

Having feature fire surround with inset gas pebble fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Fitted Kitchen 4.19m x 3.02m (13'9" x 9'11")

Being fitted with a range of gloss cream wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Electric cooker, washing machine, fridge, freezer and tumble dryer. Inset ceiling lights, radiator, larder cupboard with light and loft access and upvc double glazed window to side aspect. Door and window to rear elevation allowing access to the Conservatory.

### Conservatory 3.76m x 2.29m (12'4" x 7'6")

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

### Bedroom One 3.76m x 3.30m (12'4" x 10'10")

Having a range of wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 3.02m x 2.57m (9'11" x 8'5")

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

### Refitted Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, radiator, tiling to walls and upvc double glazed window to rear aspect.

### Outside

The property is situated in a quiet cul de sac and having a lawned front garden. A driveway allows for off road parking which in turn leads to gates and further secured parking with covered canopy. The private enclosed rear garden mainly laid to lawn with planted borders, paved seating area, 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

