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# Morecroft Way, Handsacre, Rugeley

**£310,000**



## Features

- NO UPWARD CHAIN
- SOUGHT AFTER ESTATE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- GOOD SIZED GARDEN TO REAR

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
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T: 01889 358172

## Full Description

### Entrance Hallway

Approached from composite front entrance door and having two ceiling lights, radiator, loft access and useful walk in storage cupboard.

### Lounge 4.67m x 4.01m (15'4" x 13'2")

Having feature fireplace with log effect inset. Two ceiling lights, radiator and upvc double glazed window to front aspect.

### Breakfast Kitchen 4.01m x 4.06m (13'2" x 13'4")

Being fitted with a comprehensive range of wall and base mounted units with granite work surface, incorporating inset sink with mixer tap and drainer. Built in electric oven, gas hob with extractor hood over, integrated dishwasher, washing machine, microwave and fridge/freezer. Inset ceiling lights, radiator, wall mounted combination boiler and French upvc doors leading to the Rear Garden

### Bedroom One 4.42m x 2.79m (14'6" x 9'2")

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

### Bedroom Two 4.32m x 3.12m (14'2" x 10'3")

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

### Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden with planted borders and pathway to front entrance door. A driveway provides off road parking and gate allowing access to the good sized enclosed rear garden. This having paved patio, lawn with borders, a gravelled seating area with built in fish pond, raised planters for vegetable growing, greenhouse, summer house and shed. 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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 2002/91/EC	

## Property Location

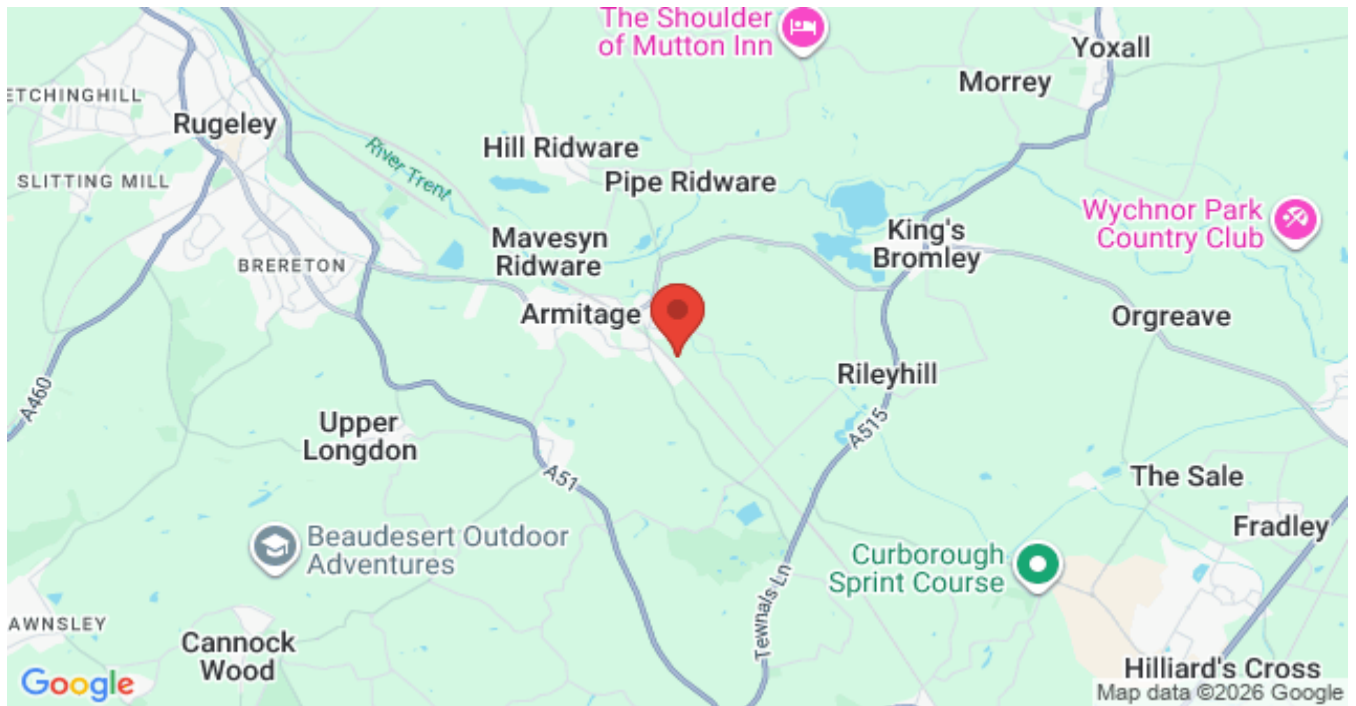


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