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Newman Grove, Brereton, Rugeley

£220,000

Features

- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- EXTENDED AND REFITTED TO A HIGH SPECIFICATION THROUGHOUT
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from front entrance door and having inset ceiling lights, coving, radiator and stairs leading to First Floor Landing.

Lounge 4.06m x 3.73m (13'4" x 12'3")

Having a feature media wall with tiled surface and inset electric log fire. Inset ceiling lights, coving, radiator, laminate flooring, laminate flooring and upvc double glazed window to front aspect. Door to Inner Hallway.

Inner Hallway

Having inset ceiling lights, laminate flooring and upvc double glazed door to side elevation.

Downstairs Shower Room

Comprising double walk in shower, vanity hand wash basin and closet w.c. Light point, radiator, tiling to walls and flooring, extractor fan and upvc double glazed window to side aspect.

Dining Room 3.10m x 2.54m (10'2" x 8'4")

Having inset ceiling lights, radiator, laminate flooring, tiled feature wall and open plan to Fitted Kitchen.

Fitted Kitchen 3.38m x 2.92m (11'1" x 9'7")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Electric Range with extractor hood over and appliance spaces for washing machine, tumble dryer, fridge and freezer. Inset ceiling lights, loft access, tiled flooring and french upvc double glazed doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, loft access, airing cupboard housing combination boiler and upvc double glazed window to side aspect.

Bedroom One 3.18m x 2.92m (10'5" x 9'7")

Having inset ceiling lights, coving, radiator and upvc double glazed window to front aspect.

Bedroom Two 3.33m x 2.39m (10'11" x 7'10")

Having built in wardrobe with mirror sliding doors. Inset ceiling lights, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Three 2.62m x 2.44m (8'7" x 8'0")

Currently used as a Dressing Room and having built in wardrobes with mirror sliding doors. Inset ceiling lights, radiator, coving and upvc double glazed window to rear aspect.

Bathroom

Comprising paneled bath with mixer tap, vanity hand wash basin with closet w.c. Ceiling light point, extractor fan, heated towel rail, tiling to walls and flooring with upvc double glazed window to front aspect.

Outside

The front of the property having driveway providing parking for two vehicles. A shared pathway leading to gate into the enclosed rear garden. This having a paved patio with steps to a seating area, artificial lawn with slate borders, great sized Summer House with power and light, outside tap and lighting. The vendors have a hot tub which may be available upon negotiation.

The vendors have advised the property has had a new roof and Gas Central Heating System in the last few years.

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

