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# Peakes Road, Etchinghill, Rugeley

£380,000



## Features

- SOUGHT AFTER LOCATION, CLOSE TO CANNOCK CHASE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN BREAKFAST KITCHEN
- PLENTIFUL PARKING TO GARAGE

## Contact Us

**Chase Owl Estates**  
10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Porch

Approached from upvc front entrance door with windows to front and side. Wall light, tiled flooring and further door to Hallway.

### Reception Hallway

Having ceiling light point, radiator, wooden flooring and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, wooden flooring, radiator and upvc double glazed window to side aspect.

### Study 3.02m x 2.41m (9'11" x 7'11")

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

### Lounge 4.90m x 3.43m (16'1" x 11'3")

Having a feature fire place with inset gas fire on hearth. Three wall lights, radiator, coving and upvc double glazed window to front aspect. Double doors leading into Dining Room.

### Dining Room 3.43m x 3.02m (11'3" x 9'11")

Having ceiling light point, radiator, coving, tiled flooring and open plan to Breakfast Kitchen.

### Family Breakfast Kitchen 7.06m x 5.54m (23'2" x 18'2")

Being fitted with a range of wall and base mounted units with Granite work surfaces over, incorporating inset sink with mixer tap and drainer. Built in double oven, gas hob with extractor over, integrated dishwasher, space with plumbing for washing machine and microwave. Breakfast bar provides seating with over head lighting. Ceiling lights, radiator, tiled flooring, larder storage cupboard, Velux roof lights provide extra natural light and bi fold doors opening to the enclosed rear garden.

### First Floor Landing

Approached from stairs in Hallway and having light point, loft access, coving, airing cupboard with shelving and upvc double glazed window to side aspect.

### Bedroom One 3.94m x 3.35m (12'11" x 11'0")

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

### Bedroom Two 3.43m x 2.82m (11'3" x 9'3")

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

### Bedroom Three 3.58m x 2.44m (11'9" x 8'0")

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

### Bathroom

Comprising walk in shower cubicle, panelled bath with shower attachment, w.c and pedestal hand wash basin. Inset ceiling lights, heated towel rail, tiled flooring, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The front of the property having a lawned fore garden with mature borders. A block paved driveway allows parking for several vehicles and in turn leads to Garage with up and over door, having light and power. The rear garden having paved patio to lawn with borders, access door to Garage 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









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(32 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location



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