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# **Pear Tree Court, Rugeley**

**£285,000**



## Contact Us

**Chase Owl Estates**  
10 Anson Street

## Features

- THREE STOREY MODERN PROPERTY OFFERING FLEXIBLE LIVING
- IDEAL FOR FIRST TIME BUYERS
- DRIVEWAY TO GARAGE
- THREE BEDROOMS WITH EN SUITE

Rugeley  
Staffordshire  
WS15 2BB  
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## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

### Sitting Room 3.91m x 3.48m (12'10" x 11'5")

Having hardwood feature fire surround with inset electric fire on hearth. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Breakfast Kitchen 5.89m x 2.72m (19'4" x 8'11")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over and appliance space. Ceiling light points, two radiators, laminate flooring, useful storage cupboard and upvc double glazed French doors to Rear Garden.

### Utility

Having base unit with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Two appliance spaces, wall mounted boiler, ceiling light point, radiator, laminate flooring and upvc double glazed door to Rear Garden.

### Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, extractor fan, tiled flooring and radiator.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, radiator, airing cupboard housing hot water cylinder and return stairs to Second Landing.

### Lounge 4.42m x 3.45m (14'6" x 11'4")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, two radiators and two upvc double glazed windows to front aspect.

### Bedroom Three 2.06m x 3.63m (6'9" x 11'11")

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

### Bedroom Four 2.72m x 2.26m (8'11" x 7'5")

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

### Bathroom

Comprising panelled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls and extractor fan.

### Second Floor Landing

Approached from stairs on First Floor Landing and having ceiling light point and radiator.

### Master Bedroom 4.42m x 3.48m (14'6" x 11'5")

Having ceiling light point, loft access, radiator, built in wardrobe and upvc double glazed window to front aspect. Door to En Suite.

### En Suite

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, radiator, extractor fan and part tiling to walls.

### Bedroom Two 4.42m x 3.76m (14'6" x 12'4")

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

**En Suite**

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan and part tiling to walls.

**Outside**

The front of the property having shared tarmacadam driveway with parking for one vehicle leading to Garage with up and over door and this having access door to the enclosed rear garden. Being mainly laid to lawn with paved patio 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

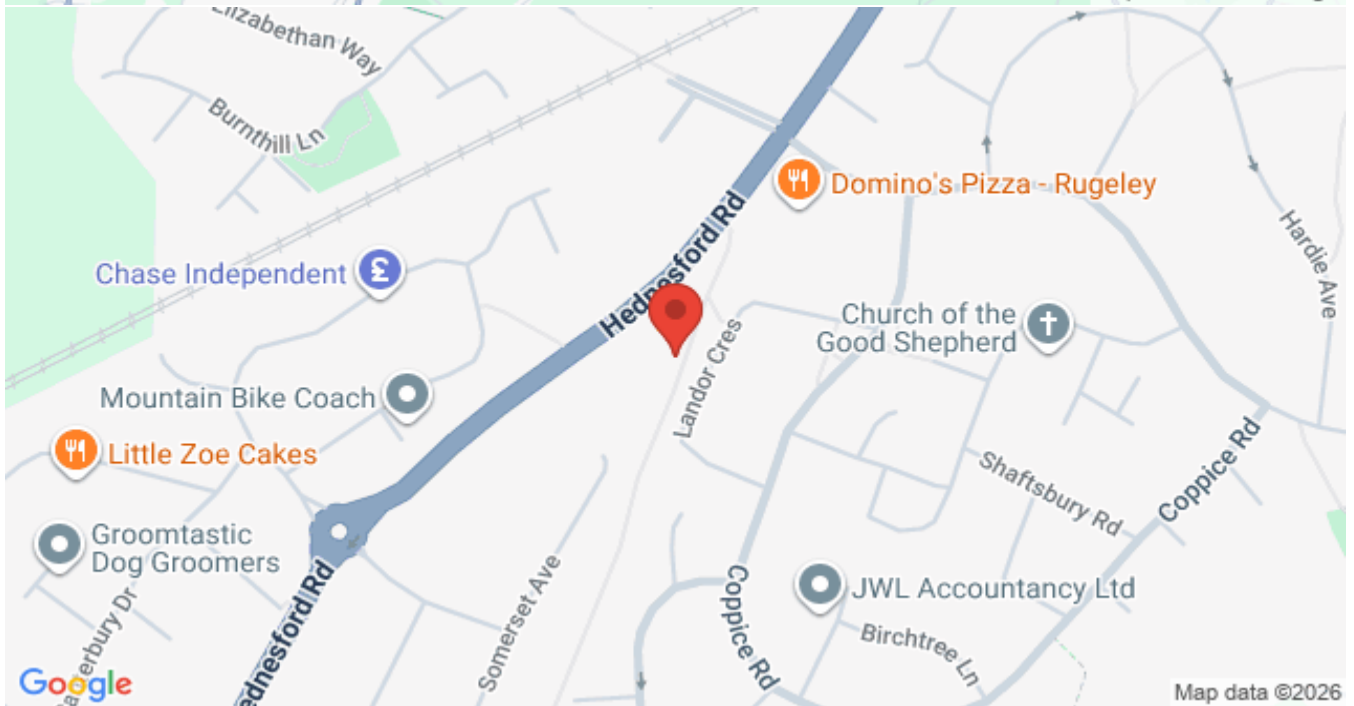
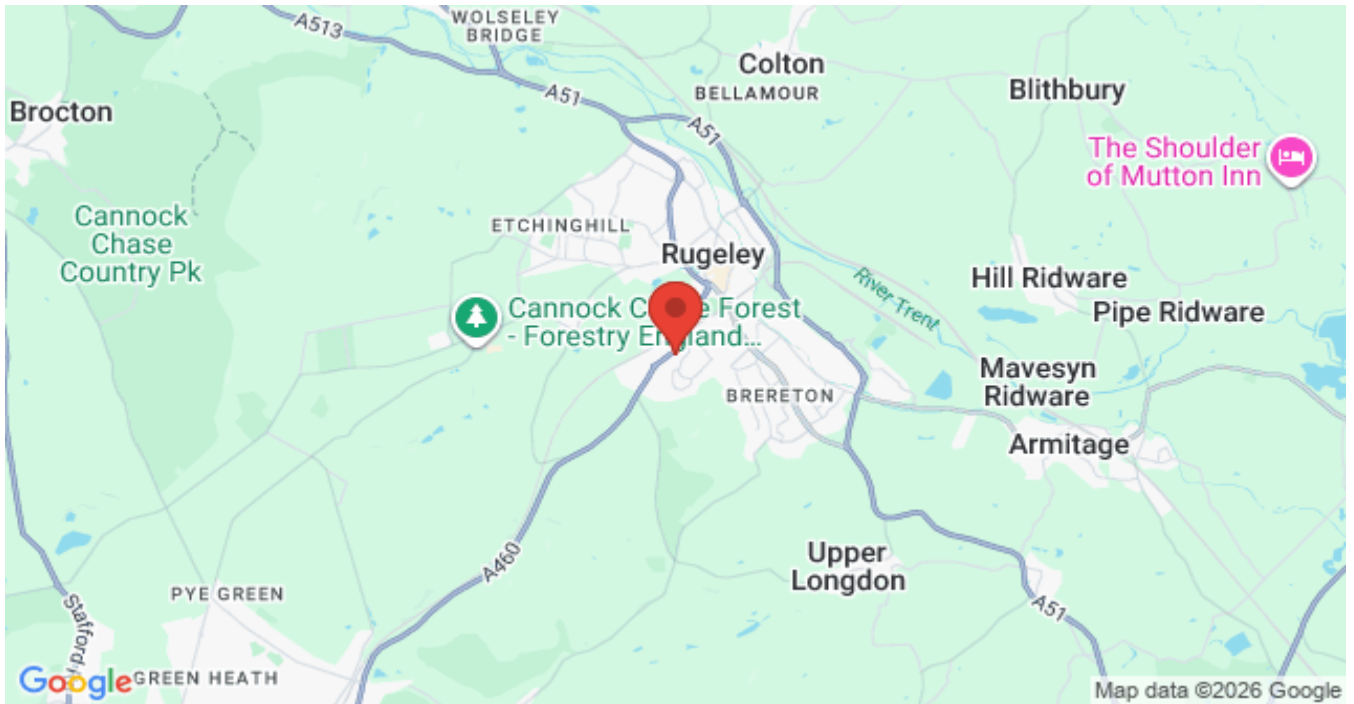


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