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Pine View, Rugeley

£259,500

Features

- WELL PRESENTED THROUGHOUT
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- SOUTH FACING REAR GARDEN
- FAMILY BREAKFAST KITCHEN
- SPACIOUS BATHROOM

Contact Us

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Full Description

Entrance Hallway

Approached from composite front entrance door and having window to side. Ceiling light point, laminate flooring, radiator and door leading to Lounge.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, laminate flooring and extractor fan.

Lounge 4.95m x 4.67m (16'3" x 15'4")

Having a media wall with inset decorative fire. Ceiling light point, two wall lights, radiators, laminate flooring and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors through to Breakfast Kitchen.

Breakfast Kitchen 5.11m x 3.38m (16'9" x 11'1")

Being fitted with a range of grey gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in double electric oven, induction hob with extractor hood over and integrated fridge. Inset ceiling lights, tiled flooring, radiator, useful larder cupboard and upvc double glazed window to rear aspect. French doors to Rear Garden and further door to Utility/ Office.

Utility/Office 2.92m x 2.41m (9'7" x 7'11")

Having work surface with appliance spaces below. Wall mounted boiler, light point, laminate flooring and upvc double glazed window and door to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in Lounge with glass balustrade and wooden rail. Having ceiling light point, loft access, airing cupboard with hot water tank and shelving and upvc double glazed window to side aspect.

Bedroom One 4.11m x 3.12m (13'6" x 10'3")

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

Bedroom Two 3.94m x 3.15m (12'11" x 10'4")

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

Bedroom Three 3.20m x 2.11m (10'6" x 6'11")

Having ceiling light point, radiator, over stairs storage cupboard and upvc double glazed window to front aspect.

Spacious Bathroom

Comprising paneled bath with mixer tap, walk in shower cubicle, closet w.c and vanity hand wash basin. Inset ceiling lights, radiator, tiled flooring and walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a tarmac driveway leading to Garage with electric roller shutter door, having power. light and door to Utility. The enclosed SOUTH FACING REAR GARDEN having a paved patio to lawn with borders, outside tap and electrics.

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

