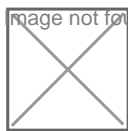


image not found or type unknown



Pipewood Lane, Blithbury, Rugeley

£260,000



Features

- SOUGHT AFTER VILLAGE LOCATION
- NO UPWARD CHAIN
- SPACIOUS PROPERTY WITH OPEN ASPECT TO REAR
- IDEAL FOR FIRST TIME BUYERS

Contact Us

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

Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge to Dining Area 7.85m x 3.33m (25'9" x 10'11")

Having brick feature fire place with inset electric fire on tiled hearth. Two ceiling light points, two radiators and upvc double glazed window to rear aspect. Sliding upvc patio doors to Rear Garden.

Dining Room 3.73m x 2.11m (12'3" x 6'11")

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

Fitted Kitchen 4.19m x 3.33m (13'9" x 10'11")

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. Electric cooker with extractor over, appliance space, two ceiling light points, radiator and tiled flooring. Upvc double glazed window to front aspect and upvc door to front elevation. Door to Utility Room.

Utility Room 3.38m x 3.00m (11'1" x 9'10")

Having work surface with appliance space below and housing oil fired Worcester boiler. Ceiling light point, tiled flooring, loft access and upvc double glazed window to rear aspect. Upvc door to rear elevation.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point and tiled flooring.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and upvc double glazed window to front aspect.

Bedroom One 4.14m x 3.33m (13'7" x 10'11")

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

Bedroom Two 3.61m x 3.38m (11'10" x 11'1")

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

Bedroom Three 3.23m x 2.11m (10'7" x 6'11")

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

Shower Room

Comprising walk in shower, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, laminate flooring and upvc double glazed window to side aspect.

Outside

The property having a foregarden with lawn and borders with hedgerow boundary. Driveway provides off road parking. A gate to rear allows access to the good sized rear garden being mainly laid to lawn, with borders, shed, greenhouse and outside tap. Open aspect to rear.

With the property being in a semi rural location it has OIL FIRED HEATING and SEPTIC TANK.

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>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Property Location

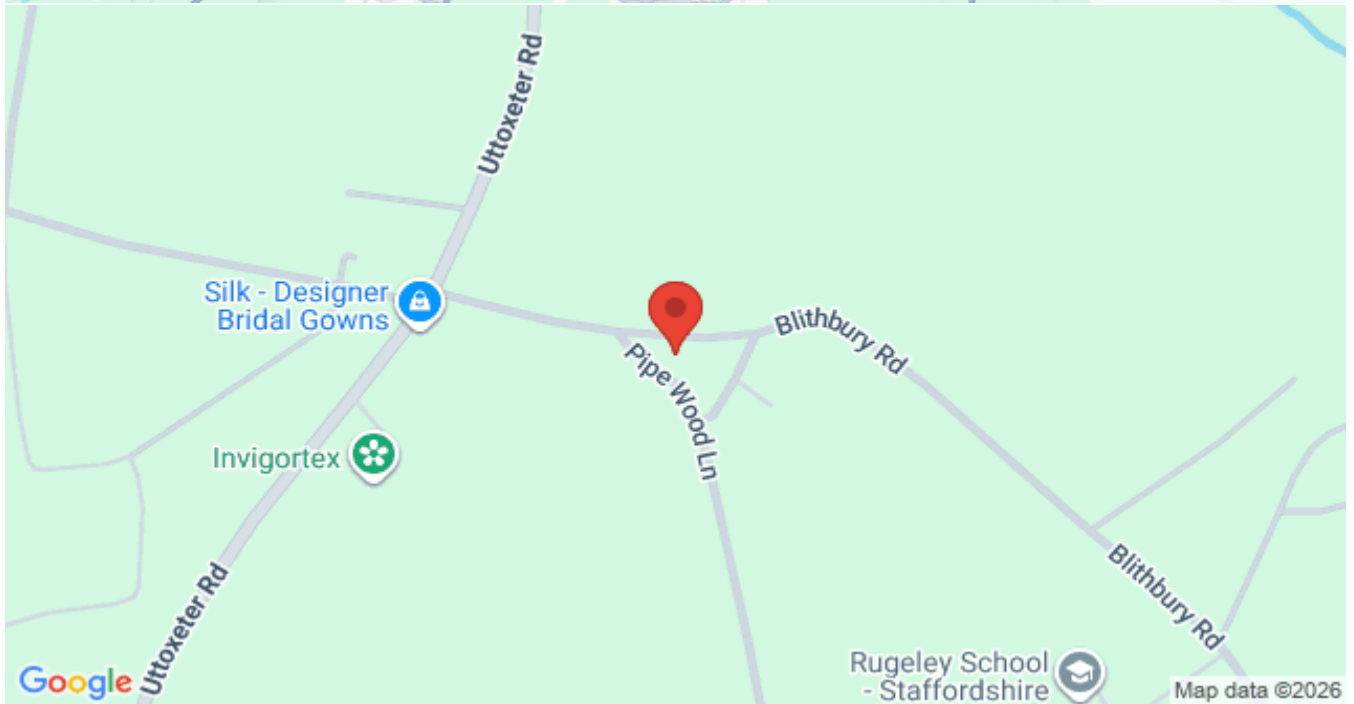


Image not found or type unknown

