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# Priory Avenue, Hawksyard, Rugeley

**£235,000**

## Features

- SOUGHT AFTER DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS
- BREAKFAST KITCHEN
- MASTER BEDROOM WITH EN SUITE
- DRIVEWAY TO GARAGE
- SOUTH FACING REAR GARDEN

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

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

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Lounge 3.61m x 4.85m (11'10" x 15'11")

Having two ceiling light points, radiator, coving and upvc double glazed window to front aspect.

### Breakfast Kitchen 4.57m x 2.72m (15'0" x 8'11")

Being fitted with a range of white gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in double electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, useful walk in larder cupboard, inset lights, radiator and upvc double glazed window to rear aspect. French upvc door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and useful cupboard housing water tank.

### Bedroom One 3.68m x 3.48m (12'1" x 11'5")

Having built in wardrobe. Ceiling light point, radiator, storage cupboard and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Inset ceiling lights , extractor fan, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Bedroom Two 2.72m x 2.62m (8'11" x 8'7")

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

### Bedroom Three 2.72m x 1.85m (8'11" x 6'1")

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

### Bathroom

Comprising panelled bath with mixer tap, w.c and pedestal hand wash basin. Inset ceiling lights, extractor fan, radiator, part tiling to walls and upvc double glazed window to side aspect.

### Outside

The front of the property having a slate fore garden with planting and pathway to front entrance door. Driveway providing parking which in turn leads to Garage with up and over door, with light and power. A side access door leading into the SOUTH FACING REAR GARDEN being mainly laid to lawn with borders, paved patio seating area 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

