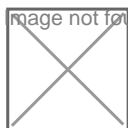


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# Sandy Lane, Rugeley

£215,000



## Features

- GOOD SIZED TRADITIONAL PROPERTY
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES

## Contact Us

**Chase Owl Estates**  
10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

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

### Lounge 3.23m x 3.00m (10'7" x 9'10")

Having a wooden feature fire surround with inset electric fire on hearth. Two wall lights, radiator and upvc double glazed window to front aspect. Open plan to Dining Room.

### Dining Room 3.81m x 3.76m (12'6" x 12'4")

Having wall light, radiator and upvc double glazed sliding patio door to rear garden.

### Fitted Kitchen 5.08m x 2.51m (16'8" x 8'3")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Electric cooker, three appliance spaces, light point, radiator and tiled flooring. Upvc double glazed windows to front and side aspects with open to Inner Lobby.

### Inner Lobby

Having tiled flooring, useful storage cupboard with shelving and upvc double glazed door to side elevation.

### Cloakroom

Comprising w.c and walk in shower cubicle. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

### 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 3.35m x 3.02m (11'0" x 9'11")

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

### Bedroom Two 3.35m x 3.33m (11'0" x 10'11")

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

### Bedroom Three 3.84m x 2.18m (12'7" x 7'2")

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

### Shower Room

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

### Outside

The property having a walled fore garden with lawn and flower borders. A good sized driveway provides parking for several vehicles and in turn leads to Storage Shed/ Garage Room. A gate allows access to the enclosed rear garden being mainly laid to lawn with borders, outside tap and a brick storage shed housing combination boiler.

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

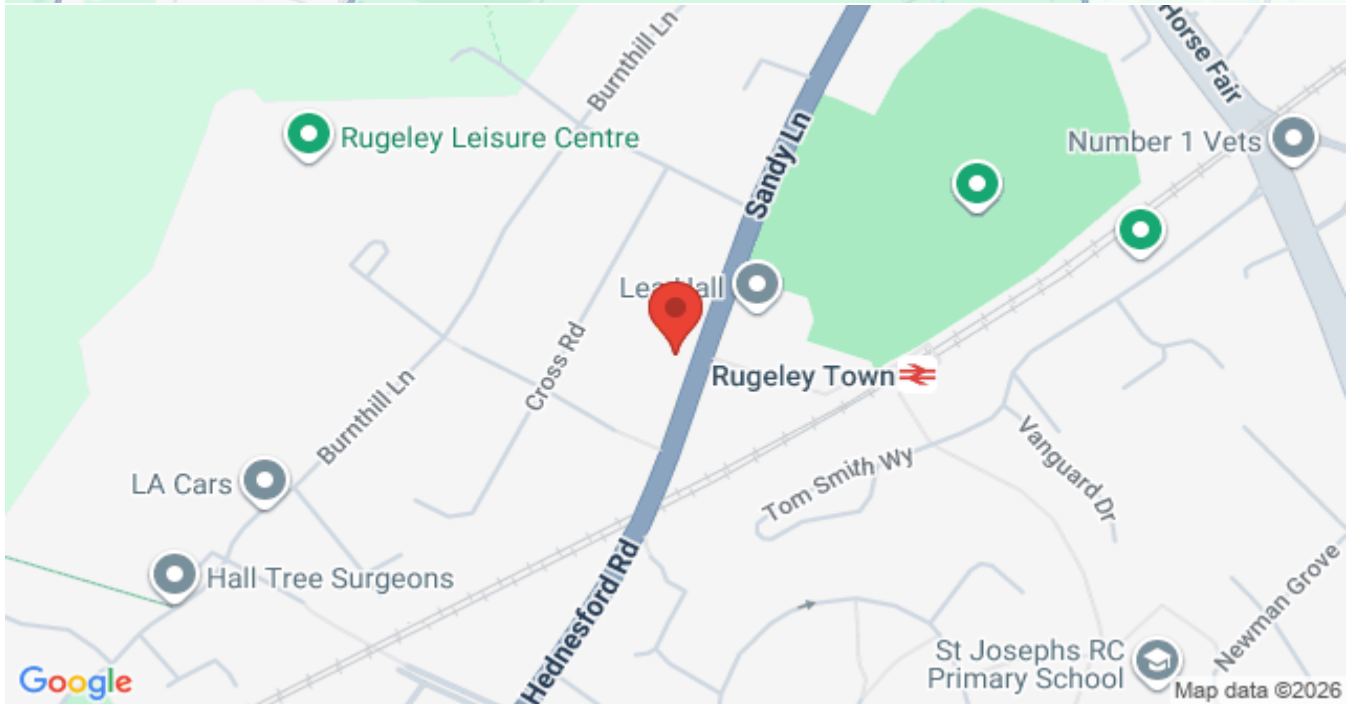
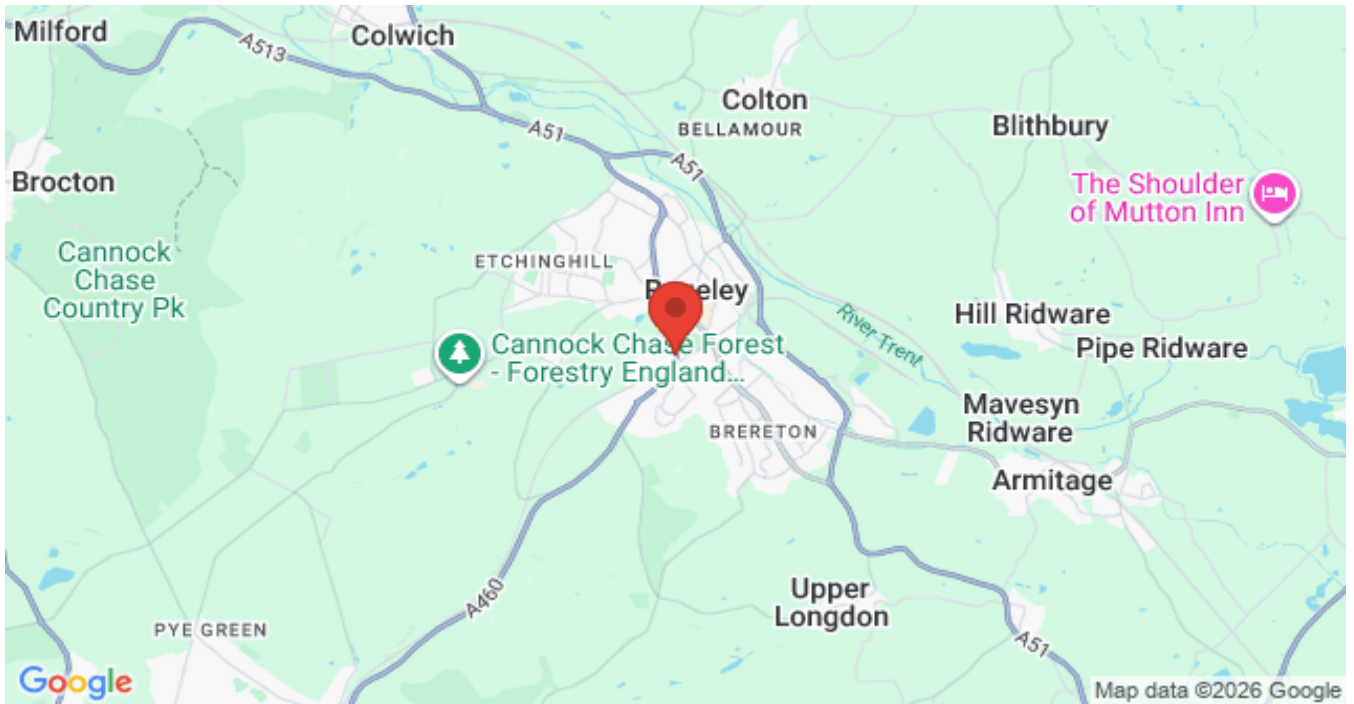


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