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# Springfield Road, Rugeley

**£190,000**

## **Contact Us**

### **Chase Owl Estates**

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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door with glass side screens. Having wall light, electric wall heater, laminate flooring and good sized cloaks cupboard. Further door to Inner Hallway.

### Reception Hallway

Having ceiling light point, radiator, laminate flooring, upvc double glazed window to side aspect and stairs leading to First Floor Landing. Door to Lounge and Fitted Kitchen.

### Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, half tiling to walls, tiled flooring and upvc double glazed window to side aspect.

### Lounge 4.37m x 3.89m (14'4" x 12'9")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, coving and upvc double glazed bow window to front aspect. Archway to Dining Room.

### Dining Room 2.92m x 2.62m (9'7" x 8'7")

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

### Refitted Kitchen 3.86m x 3.81m (12'8" x 12'6")

Being refitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Double built in electric oven, hob with extractor hood over and integrated slimline dishwasher. Space with plumbing for washing machine and two further appliance spaces. Ceiling light point, coving, tiled flooring, radiator and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator, loft access, airing cupboard housing Worcester combination boiler and upvc double glazed window to side aspect.

### Bedroom One 3.38m x 3.35m (11'1" x 11'0")

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

### Bedroom Two 3.25m x 2.97m (10'8" x 9'9")

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

### Bedroom Three 2.54m x 2.44m (8'4" x 8'0")

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

### Bedroom Four/ Shower Room 2.74m x 1.93m (9'0" x 6'4")

(currently a Shower Room) Having ceiling light point, extractor fan, radiator and upvc double glazed window to rear aspect. Walk in corner shower cubicle and pedestal hand wash basin.

### Bathroom

Comprising paneled bath with shower attachment, w.c and pedestal hand wash basin. Ceiling light point, radiator, half tiling to walls, coving, extractor fan and upvc double glazed window to rear aspect.

### Outside

The front of the property having enclosed fore garden being mainly laid to lawn with borders and pathway to side gate. The enclosed rear garden being low maintenance and having paved patio with raised gravel borders, outside tap, shed and DETACHED GARAGE with up and over door. Gate to rear for on road parking.

### Agents Note

The fourth Bedroom is currently used as a Shower Room but this is easily removed if required as a Bedroom.

**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

