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# Springhill Terrace, Brereton, Rugeley

**£179,995**

## Features

- IDEAL FOR FIRST TIME BUYERS
- GOOD SIZED PROPERTY THROUGHOUT
- OFF ROAD PARKING
- CONSERVATORY
- ENCLOSED GARDEN TO REAR

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Porch

Being approached from upvc double glazed front entrance door with windows to side. Having wall light, tiled flooring and further upvc door to Hallway.

### Reception Hallway

Having ceiling light points, radiator, useful under stairs storage, decorative dado rail and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and light point.

### Lounge 3.78m x 3.66m (12'5" x 12'0")

Having two wall lights, coving, radiator and upvc double glazed bow window to front aspect.

### Breakfast Kitchen 4.75m x 2.92m (15'7" x 9'7")

Being fitted with a comprehensive 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, slimline dishwasher, washing machine and space for further appliance. Wall mounted combination boiler, inset ceiling lights, tiled flooring and upvc double glazed French doors to Conservatory.

### Conservatory 4.50m x 2.92m (14'9" x 9'7")

Being constructed of brick base with upvc double glazed frame and having wall lights, electric wall mounted heaters, tiled flooring and French doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access with ladder, light and being boarded.

### Bedroom One 4.78m x 3.07m (15'8" x 10'1")

Having a range of built in wardrobes. Two wall lights, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.61m x 3.00m (11'10" x 9'10")

Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Shower Room

Comprising good sized walk in shower cubicle with rain head shower over, vanity hand wash basin and w.c. Inset ceiling lights, half tiling to walls, radiator, extractor fan and upvc double glazed window to rear aspect.

### Outside

The front of the property having off road parking being gravelled and paved for low maintenance. The enclosed rear garden having a decked seating area, leading to lawn with raised flower beds, two sheds, further 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

