



Spruce Walk, Rugeley

£240,000

Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- GOOD SIZED ACCOMMODATION

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached via composite front entrance door with window to side. Ceiling light point, laminate flooring, radiator and stairs leading to First Floor Landing. Door to Lounge.

Lounge 5.36m x 4.47m (17'7" x 14'8")

Having brick feature fire place with tiled hearth. Ceiling light point, coving, radiator and upvc double glazed bay window to front aspect.

Dining Room 3.23m x 2.18m (10'7" x 7'2")

Having ceiling light point, radiator and upvc double glazed French doors leading to Rear Garden. Archway to Fitted Kitchen.

Fitted Kitchen 3.28m x 2.18m (10'9" x 7'2")

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 tiling to walls. Gas cooker, appliance spaces, ceiling light point, tiled flooring, radiator and upvc double glazed window to rear aspect. Door through to Utility.

Utility Room

Having storage units, space with plumbing for washing machine, ceiling light point and tiled flooring. Access door to Garage and door leading to Rear Garden.

Downstairs Shower Room

Having walk in wet room style shower, hand wash basin and w.c. Ceiling light point, extractor fan tiling to walls and flooring and upvc double glazed window to rear aspect.

First Floor Landing

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

Bedroom One 4.06m x 2.59m (13'4" x 8'6")

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

Bedroom Two 3.84m x 2.31m (12'7" x 7'7")

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

Bedroom Three 3.05m x 2.13m (10'0" x 7'0")

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

Bathroom

Comprising paneled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, part tiling to walls, heated towel rail, tiled flooring and upvc double glazed window to rear aspect.

Outside

The property is located in a very quiet cul de sac location, on a shared driveway. Having block paved driveway to Garage with up and over door, with light and power. A lawned fore garden mainly laid to lawn with flower borders. The enclosed rear garden accessed via the Garage and Utility Room having paved patio, lawn with borders, useful outside tap and shed.

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

