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# St. Michaels Road, Brereton, Rugeley

£205,000



## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- PLENTIFUL PARKING
- A STONES THROW FROM CANNOCK CHASE
- IDEAL FOR FIRST TIME BUYERS

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing. Doors to Lounge and Downstairs Shower Room.

### Downstairs Shower Room

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator, tiled flooring and walls and upvc double glazed window to side aspect.

### Lounge 6.15m x 3.10m (20'2" x 10'2")

Having wooden feature fire surround with inset gas fire on tiled hearth. Ceiling light point, radiators, useful storage cupboard, laminate flooring and upvc double glazed window to front aspect. French upvc doors to Rear Garden. Door to Fitted Kitchen.

### Fitted Kitchen 3.33m x 3.02m (10'11" x 9'11")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Gas cooker, space with plumbing for washing machine and further appliance space. Wall mounted combination boiler, inset ceiling lights, radiator, tiled flooring and upvc double glazed window to rear aspect. Composite door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having loft access, ceiling light point and upvc double glazed window to front aspect.

### Bedroom One 4.14m x 3.15m (13'7" x 10'4")

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

### Bedroom Two 4.11m x 3.05m (13'6" x 10'0")

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

### Bedroom Three 3.12m x 2.77m (10'3" x 9'1")

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

### Separate W.C

Comprising w.c, ceiling light point and upvc double glazed window to side aspect.

### Outside

The front of the property having a lawned fore garden with gravel and flower borders. A block paved driveway provides parking for several vehicles with pathway leading to front entrance door and side gate to the enclosed rear garden. This being mainly laid to patio with steps to artificial lawn, brick outhouses 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

