



**Stafford Road, Great Wyrley**

**£167,000**



## **Features**

- IDEAL INVESTMENT OR FIRST TIME BUYERS PROPERTY
- SOUGHT AFTER LOCATION
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- ENCLOSED GARDEN TO REAR

## **Contact Us**

### **Chase Owl Estates**

Studio 5, The Studios, Leahall Enterprise Park  
Rugeley  
Staffordshire  
WS15 1LH  
T: 07989 744375

## **Full Description**

### **Dining Room (14'3" x 12'0")**

Approached from front entrance door and having a feature fire place with inset gas fire on hearth. Ceiling light point, coving, radiator, wooden flooring and upvc double glazed window to front aspect. Door leading to Lounge.

### **Lounge (12'0" x 11'10")**

Having a feature fire surround with open fire on hearth. Ceiling light point, coving, laminate flooring, useful storage cupboard and upvc double glazed window to rear aspect. Stairs leading of to First Floor Landing.

### **Fitted Kitchen (13'1" x 6'9")**

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash back. Gas range with extractor hood over, spaces with plumbing for dishwasher, washing machine and further appliance space. Wall mounted combination boiler, inset ceiling lights, tiled flooring, radiator and upvc double glazed window to side aspect. Doors to Rear Garden and Bathroom.

### **Downstairs Bathroom**

Comprising paneled bath with shower mixer attachment, w.c and vanity hand wash basin. Inset ceiling lights, radiator, tiling to walls and flooring and upvc double glazed window to side aspect.

### **First Floor Landing**

Approached from stairs in Lounge and having loft access, ceiling light point and radiator.

### **Bedroom One (14'4" x 12'0")**

Having ceiling light point, radiator, decorative dado rail, wooden flooring, original fire surround and upvc double glazed window to front aspect.

### **Bedroom Two (11'11" x 9'0")**

Having ceiling light point, radiator, wooden flooring, useful storage cupboard, coving and upvc double glazed window to rear aspect.

### **Bedroom Three (9'7" x 6'11")**

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, wooden flooring and extractor fan.

### **Outside**

The front of the property being approached from an enclosed wrought iron fence with low maintenance gravel fore garden. The rear garden having paved patio to lawn, borders and shed. Outside tap. A side gate gives access to the front of the property.

### **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

