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# Surrey Close, Rugeley

**£330,000**

## Features

- QUIET CUL DE SAC LOCATION
- GOOD SIZED FAMILY HOME
- OPEN ASPECT TO REAR
- WALKING DISTANCE TO CANNOCK CHASE
- GREAT SIZED PLOT WITH POTENTIAL TO EXTEND

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Porch

Approached via composite front entrance door with windows to side and having tiled flooring. Further door to Reception Hallway.

### Reception Hallway

Having ceiling light point, wooden flooring, radiator, under stairs storage cupboard and stairs leading to First Floor Landing.

### Downstairs W.C

Having w.c, light point and wooden flooring.

### Lounge 6.48m x 3.12m (21'3" x 10'3")

Having wooden feature fire surround with hearth. Two ceiling light points, coving, two radiators, wooden flooring and upvc double glazed bow window to front aspect. French upvc double glazed doors to Rear Garden.

### "L" Shaped Breakfast Kitchen 5.6 x 5.3 (18'4" x 17'4")

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Cooker space with extractor over, space with plumbing for washing machine and dishwasher and further appliance spaces. Inset ceiling lights, radiators and upvc double glazed windows to rear aspect. Upvc door to Rear Garden and access door to Garage.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

### Bedroom One 3.07m x 2.97m (10'1" x 9'9")

Having a range of built in wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Bedroom Two 3.12m x 2.59m (10'3" x 8'6")

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

### Bedroom Three 2.74m x 2.59m (9'0" x 8'6")

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

### Bedroom Four 2.24m x 2.03m (7'4" x 6'8")

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

### Bedroom Five 3.76m x 2.34m (12'4" x 7'8")

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

### Bathroom

Comprising walk in shower cubicle, freestanding claw bath, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, wooden flooring, coving and upvc double glazed window to front aspect.

### Outside

The front of the property having a lawned fore garden with flower borders. A block paved driveway provides parking for several vehicles and in turn leads to Garage with up and over door, having light/power and combination boiler. A side gate leads into the good sized enclosed rear garden having paved patio to lawn with borders, shed 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

