



Sutton Close, Brereton, Rugeley

£190,000



Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- REFITTED BREAKFAST KITCHEN
- TWO GOOD SIZED BEDROOMS
- GOOD SIZED PRIVATE GARDEN TO REAR

Contact Us

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point with arch to Lounge.

Lounge 4.24mx 3.35m (13'11"x 11'0")

Having ceiling light point, radiators, coving and upvc double glazed window to front aspect. Bi fold double doors to Kitchen.

Refitted Breakfast Kitchen 3.35m x 3.02m (11'0" x 9'11")

Being refitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over. Space with plumbing for washing machine, ceiling light point, radiator and upvc double glazed window to rear aspect. Upvc door to Enclosed Rear Garden.

Inner Hallway

Having ceiling light point, radiator, loft access, airing cupboard housing combination boiler and further walk in storage cupboard.

Bedroom One 4.24m x 2.87m (13'11" x 9'5")

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

Bedroom Two 3.02m x 2.16m (9'11" x 7'1")

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

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand was basin and w.c. Inset ceiling lights, radiator, vinyl flooring and upvc double glazed window to rear aspect.

Outside

The front of the property is accessed via pedestrian pathway leading to front entrance door and having a lawned fore garden. A side gate allows access to the enclosed rear garden being mainly laid to lawn with paved patio, shed and outside tap. Further gate leads to bin store and a public pathway at the rear 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property Location

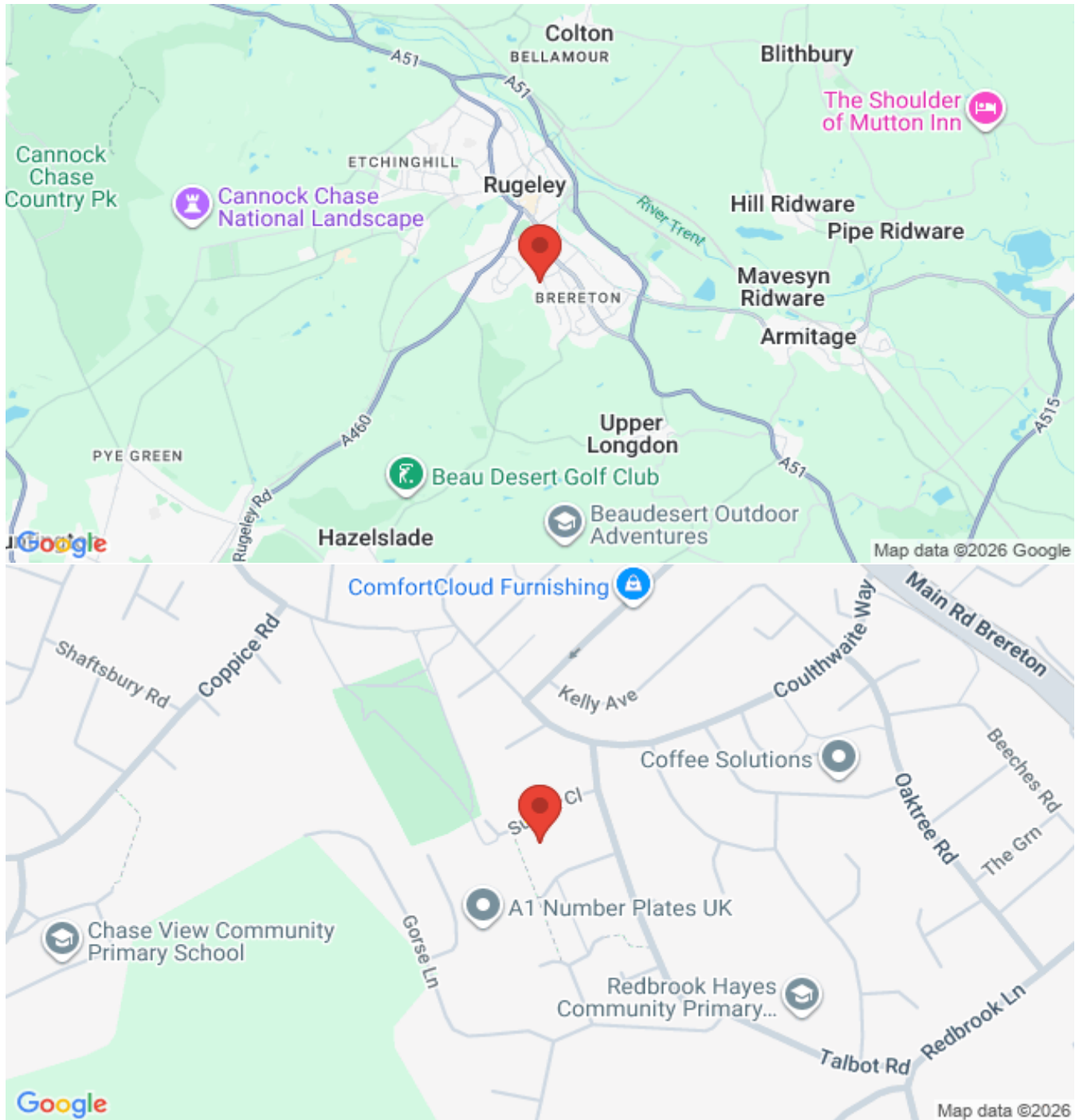


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