



The Lindens, Brereton, Rugeley

£290,000



Features

- NO UPWARD CHAIN
- OFFERING FLEXIBLE LIVING FOR A FAMILY OR FIRST TIME BUYERS
- SOUTH FACING REAR GARDEN
- QUIET CUL DE SAC LOCATION WITHIN WALKING DISTANCE TO AMENITIES AND TRANSPORT LINKS

Contact Us

Chase Owl Estates

10 Anson Street
Rugeley
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Full Description

Entrance Hallway

Approached via front entrance door and having two ceiling light points, radiator, laminate flooring, good sized storage cupboard and further cupboard housing combination boiler with plumbing for washing machine. Stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin with tiled splash. Ceiling light point, extractor fan, radiator, laminate flooring and upvc double glazed window to front aspect.

Lounge 4.78m x 2.49m (15'8" x 8'2")

(Formerly the Garage) Having ceiling light point, laminate flooring and upvc double glazed window to front aspect.

Family Breakfast Kitchen 4.75m x 2.79m (15'7" x 9'2")

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with telescopic tap with drainer and tiled splashback. Built in electric oven, gas hob with extractor over and slimline dishwasher. Two ceiling light points, radiator, laminate flooring and upvc double glazed window to rear aspect. French upvc doors allowing access to the enclosed Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, laminate flooring and return stairs to Second Landing.

Bedroom Two 4.75m x 2.79m (15'7" x 9'2")

Ceiling light point, laminate flooring, radiator and two upvc double glazed windows to rear aspect.

Bedroom Three 3.99m x 2.44m (13'1" x 8'0")

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

Bedroom Four 2.90m x 2.21m (9'6" x 7'3")

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

Bathroom

Comprising panelled bath with shower over and bi fold shower screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and part tiling to walls.

Second Floor Landing

Approached from First Floor Landing and having ceiling light point and walk in airing cupboard housing hot water cylinder tank.

Master Bedroom 3.99m x 3.71m (13'1" x 12'2")

Having ceiling light point, laminate flooring, radiator, loft access and built in wardrobe. Upvc double glazed window to front aspect and door to En Suite.

En Suite Shower Room

Comprising corner walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and part tiling to walls.

Outside

The front of the property having block paved/ tarmac driveway providing parking for two vehicles and planted borders. A side gate allows access to the SOUTH FACING tiered Rear Garden and having paved patio with borders, steps to further seating area, outside tap and outdoor electrics.

Agents Note

There is a service charge payable on the development for communal areas. We await the vendors to confirm

the amount payable.

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		89
(69-80) C	77	
(55-68) D		
(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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