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# The Pingle, Slittingmill, Rugeley

**£420,000**

## Features

- OWN GATE TO CANNOCK CHASE (AOONB)
- QUIET CUL DE SAC LOCATION IN A DESIRABLE VILLAGE
- NO UPWARD CHAIN
- MUST BE VIEWED TO APPRECIATE
- SPACIOUS PROPERTY WITH STUNNING GARDEN TO REAR
- IN NEED OF UPGRADE

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

Approached from hardwood front entrance door and having two ceiling light points, radiator and airing cupboard with radiator and shelving.

### Lounge 4.57m x 3.94m (15'0" x 12'11")

Having a brick feature fireplace with inset gas fire on tiled hearth. Ceiling light point, two wall lights, coving, radiators and upvc double glazed windows to front and side aspects.

### Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiled flooring, tiling to walls and upvc double glazed window to rear aspect.

### Kitchen Diner 2.87m x 2.11m (9'5" x 6'11")

Having ceiling light point, radiator, feature beams to ceiling and upvc double glazed window to side aspect. Archway to Kitchen.

### Kitchen 3.12m x 2.84m (10'3" x 9'4")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double oven with hob and extractor fan, integrated dishwasher and fridge. Ceiling light point, wooden feature beams to ceiling, radiator, tiled flooring, useful walk in pantry and upvc double glazed window to side aspect. Door to Outer Hall.

### Bedroom Two 3.63m x 3.30m (11'11" x 10'10")

Being fitted with a range of built in bedroom furniture. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

### Dining Room 3.61m x 2.72m (11'10" x 8'11")

Having ceiling light point, radiator, decorative dado rail, parquet flooring and upvc double glazed window to rear aspect. Upvc door to Conservatory and wooden stairs to Attic Room.

### Conservatory 2.74m x 2.77m (9'0" x 9'1")

Being constructed of brick base with upvc double glazed frame and having ceiling light point, laminate flooring and door to Rear Garden.

### Bedroom One 3.33m x 2.72m (10'11" x 8'11")

Having built in wardrobes. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

### Bedroom Three 3.38m x 2.16m (11'1" x 7'1")

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

### Attic Room 4.65m x 3.86m (15'3" x 12'8")

Approached from wooden stairs in Dining Room and having ceiling light point, storage to eaves, radiator and Velux windows.

### Outer Hall

Approached from door in Kitchen and having several cupboards, one housing combination boiler, further storage cupboard and door allowing access to the enclosed Rear Garden.

Guest Cloakroom with w.c, vanity hand wash basin, light point and upvc window to side aspect.

Access door to Garage with up and over door, having light and power. Also having plumbing for washing machine and space for tumble dryer.

### Outside

The property is situated in a quiet cul de sac with driveway providing parking for several vehicles and in turn leading to Garage. The front of the property having a lawned fore garden with well stocked borders and

planted beds. Pathway leads to the Rear Garden being a particular feature of the property. This having paved patio with steps to lawns with planted borders, veggie patch area, shed, greenhouse, further covered seating area and a secret pathway leading to your own gate giving direct access to Cannock Chase.

**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

