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The Shrubbery, Brereton, Rugeley

£315,000

Features

- QUIET CUL DE SAC LOCATION
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

Contact Us

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Full Description

Entrance Hallway
Approached from upvc front entrance door with glass side screen and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 4.19m x 3.81m (13'9" x 12'6")
Having wall mounted built in gas fire with marble surround. Two ceiling lights, coving, radiator and upvc double glazed window to front aspect.

Dining Room 2.95m x 2.36m (9'8" x 7'9")
Having ceiling light point, coving, radiator, laminate flooring and upvc double glazed window to rear aspect. Door leading to Fitted Kitchen.

Fitted Kitchen 2.97m x 2.39m (9'9" x 7'10")
Being fitted with a range of wall and base mounted units with work surfaces over and under cupboard lighting, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double electric oven with gas hob and extractor over, integrated dishwasher, fridge and microwave. Two ceiling light points, laminate flooring, useful larder cupboard and upvc double glazed window to rear aspect. Door leading to Utility Room.

Utility Room 3.10m x 2.26m (10'2" x 7'5")
Having work surface with spaces below for washing machine and tumble dryer. Wall mounted combination boiler, ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc double glazed door to Rear Garden and Access door to Garage.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Hallway and having loft access, ceiling light point, radiator, airing cupboard and upvc double glazed window to side aspect.

Bedroom One 4.42m x 2.62m (14'6" x 8'7")
Having a range of built in bedroom furniture. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 2.87m x 2.79m (9'5" x 9'2")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 3.05m x 2.11m (10'0" x 6'11")
Having ceiling light point, radiator, storage cupboard and upvc double glazed window to front aspect.

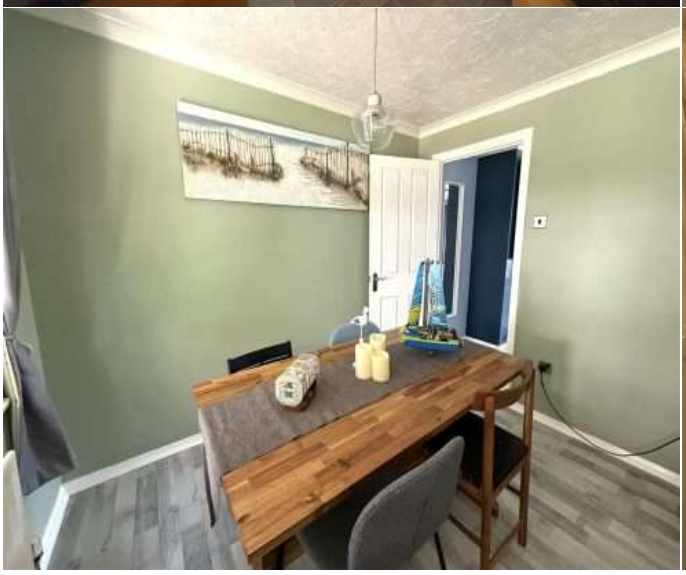
Bathroom
Comprising panelled bath with shower over, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator, laminate flooring , tiling to walls and upvc double glazed window to rear aspect.

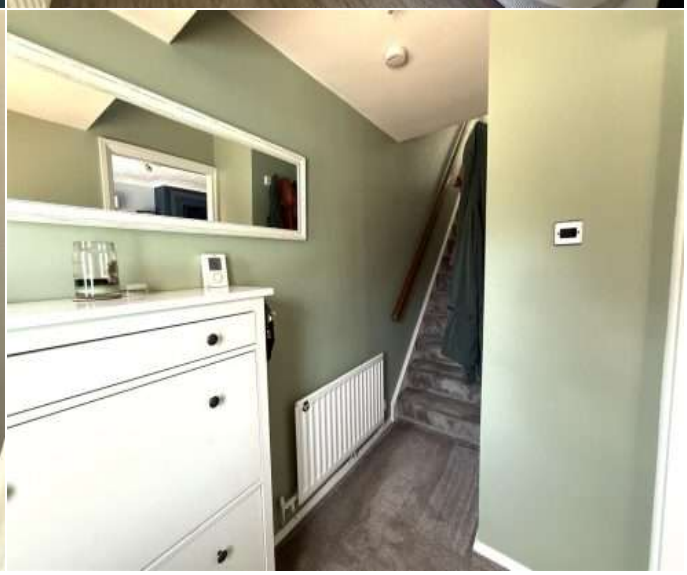
Outside
The front of the property having driveway providing parking for several vehicles. A side gate leads to the enclosed rear garden with shaped paved patio to lawn with borders, vegetable patch and outside tap.

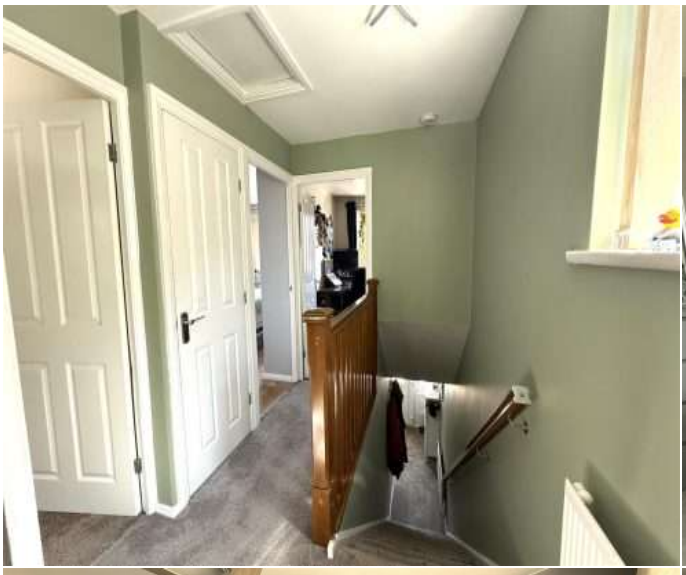
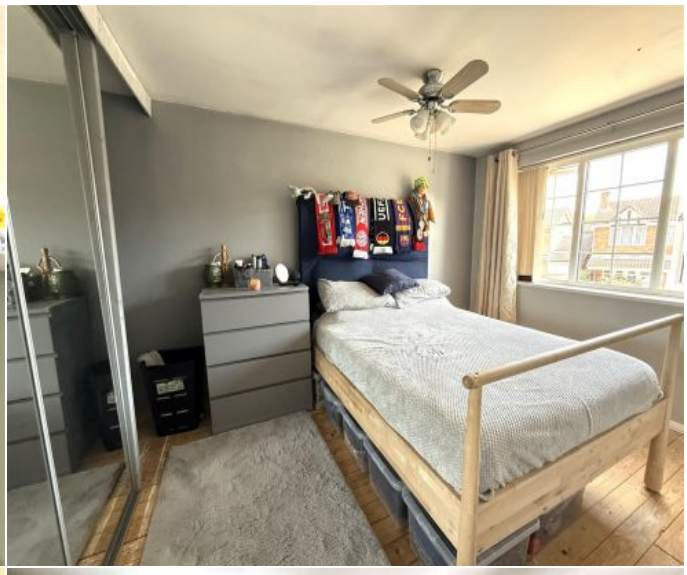
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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

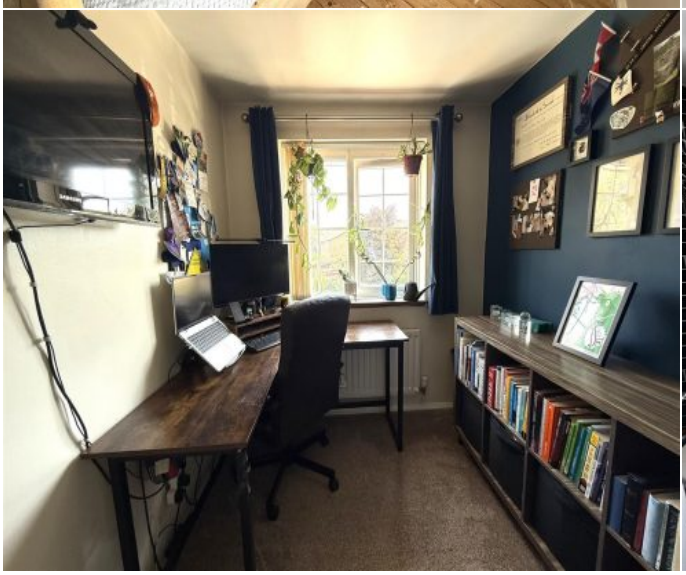
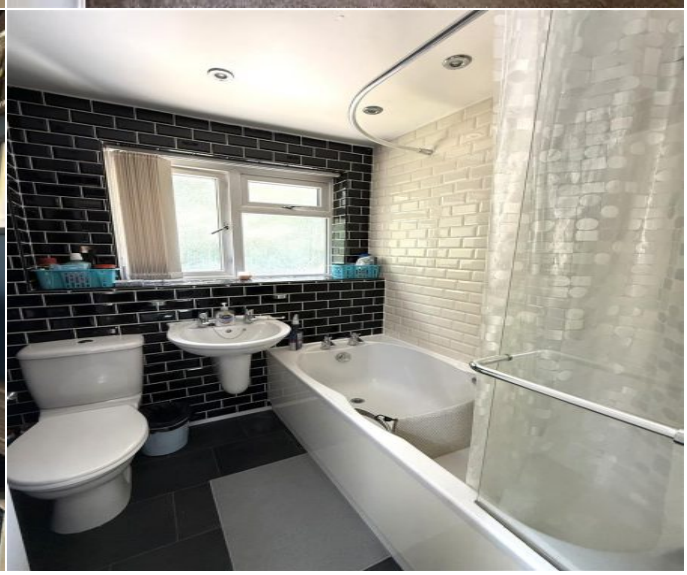
sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

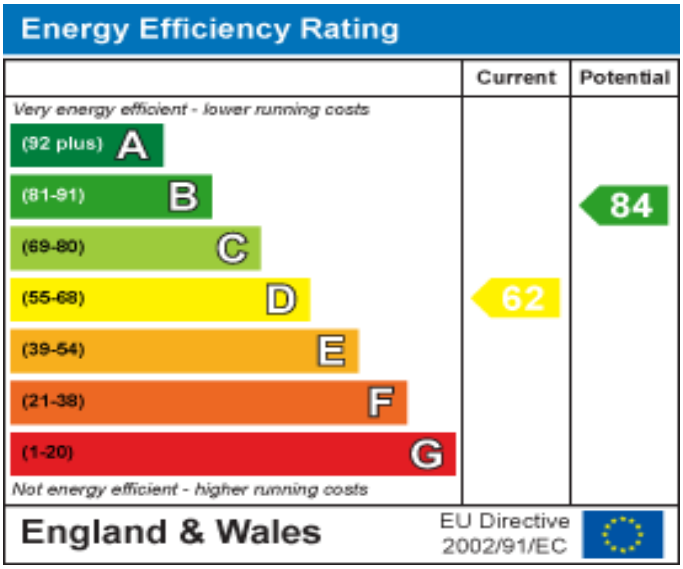
Property Photos



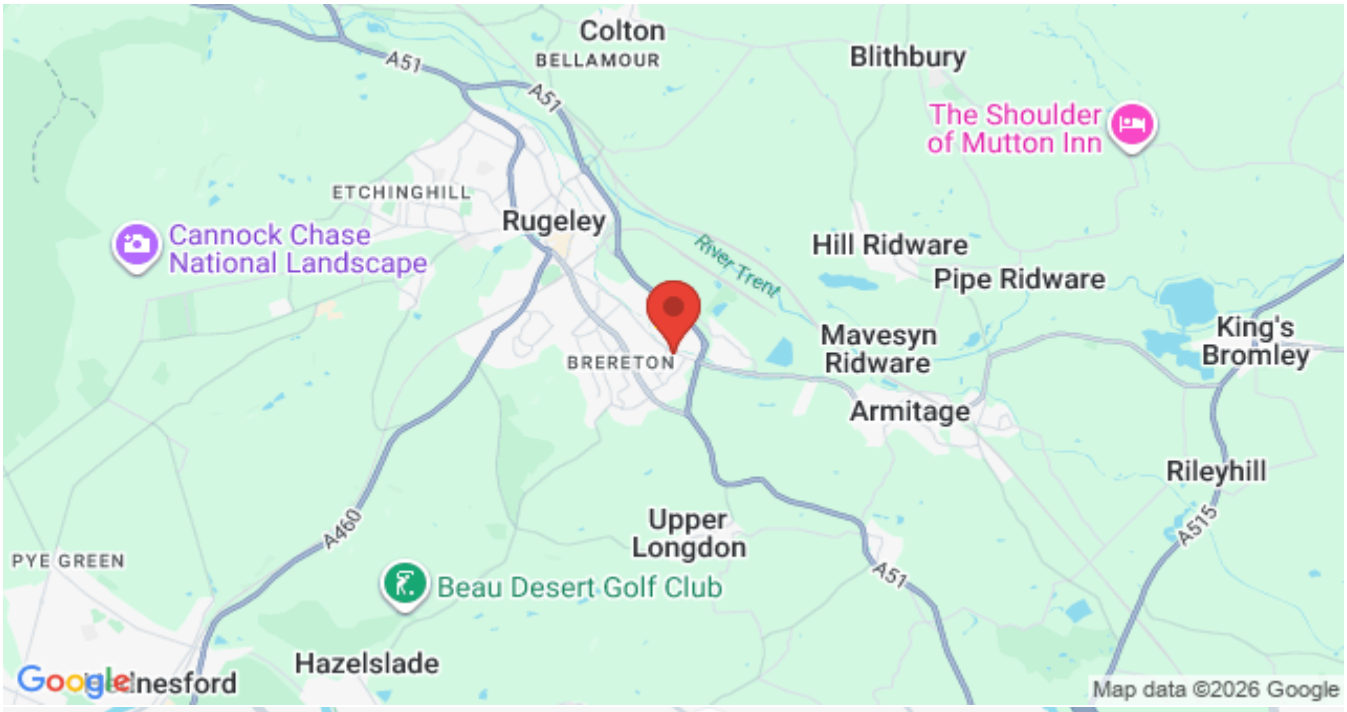
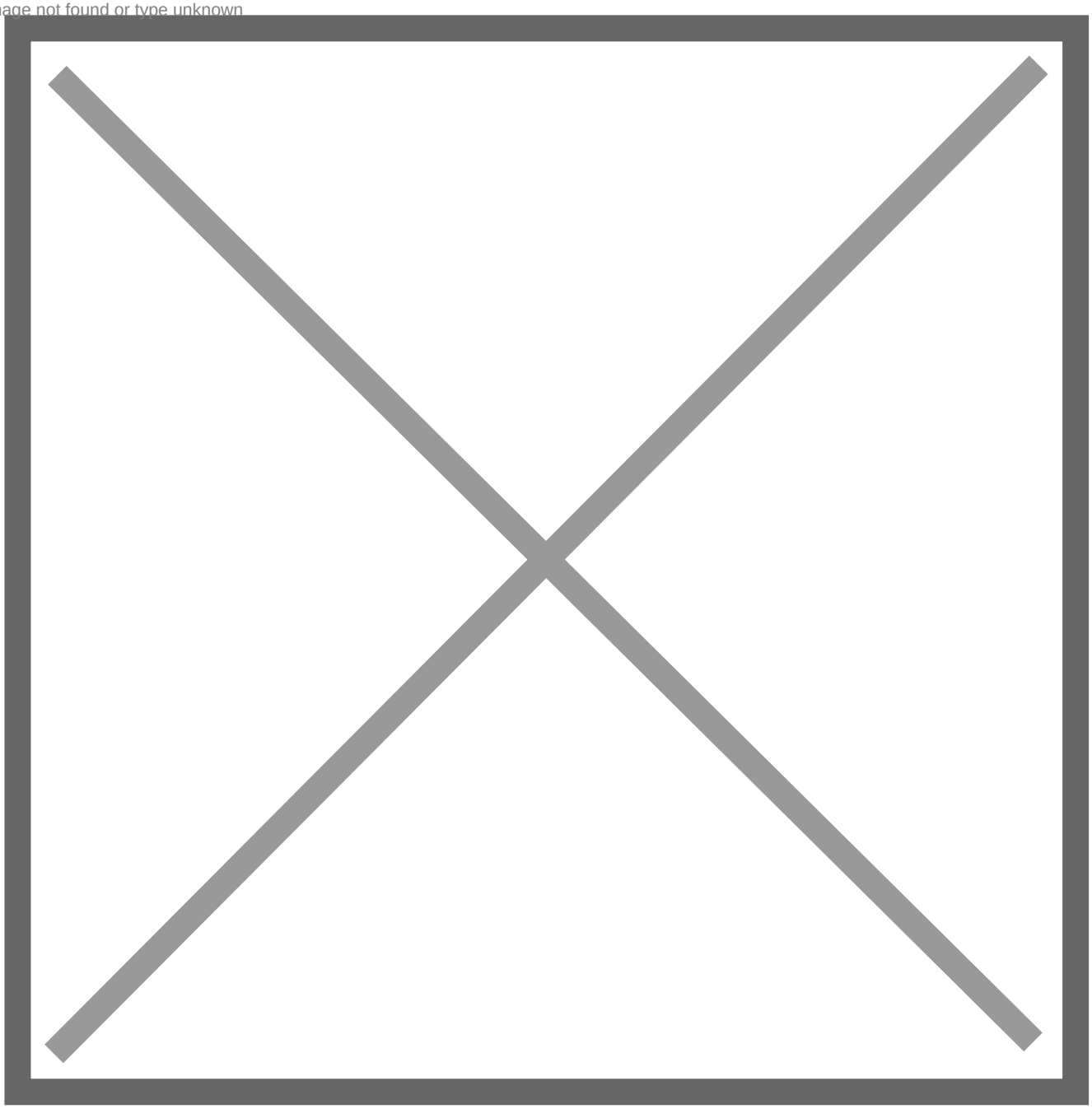



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
84
England & Wales
EU Directive 2002/91/EC

Property Location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