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The Shrubbery, Brereton, Rugeley

£318,500

Features

- DETACHED HOME OFFERING FLEXIBLE LIVING
- QUIET CUL DE SAC LOCATION
- BEDROOM ANNEX WITH SHOWER ROOM
- THREE FURTHER BEDROOMS
- NO UPWARD CHAIN

Contact Us

Chase Owl Estates

10 Anson Street
Rugeley
Staffordshire
WS15 2BB
T: 01889 358172

Full Description

Entrance Hallway

Approached from upvc double glazed door with side screen and having ceiling light point, radiator and stairs to First Floor Landing.

Lounge / Dining Room 7.32m x 3.81m (24'0" x 12'6")

Lounge Area; Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed window to front aspect. Open plan to;

Dining Area; Having ceiling light point, coving, radiator and sliding patio door to Conservatory. Opening to Kitchen.

Conservatory 3.91m x 2.11m (12'10" x 6'11")

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, radiator and French doors leading to Rear Garden.

Fitted Kitchen 2.92m x 2.39m (9'7" x 7'10")

Being fitted 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. Gas cooker, wall mounted boiler, useful larder cupboard and ceiling light point. Upvc double glazed window to rear aspect and door leading to Utility Room.

Utility Room

Being fitted with wall units and work surface with appliance spaces below. Ceiling light point, radiator and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

Guest Cloakroom

Comprising vanity hand wash basin and w.c Ceiling light point, part tiling to walls and upvc double glazed window to side aspect.

Bedroom Four 4.78m x 2.34m (15'8" x 7'8")

(formally the Garage) Having ceiling light point, radiator, loft access and upvc double glazed window to front aspect.

Shower Room

Comprising double walk in shower cubicle with inset light points.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with hot water cylinder tank and upvc double glazed window to side aspect.

Bedroom One 3.68m x 2.79m (12'1" x 9'2")

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

Bedroom Two 2.84m x 2.74m;1.22m (9'4" x 9;4")

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

Bedroom Three 2.74m x 2.16m (9'0" x 7'1")

Having ceiling light point, radiator, built in cupboard and upvc double glazed window to front aspect.

Bathroom

Comprising "P" shaped bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden and driveway providing parking for several vehicles. A gate allows access to the enclosed rear garden with paved patio to lawn with borders, outside tap and shed.

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

