

image not found or type unknown



# **Toy Close, Rugeley**

**£210,000**

## **Contact Us**

### **Chase Owl Estates**

10 Anson Street

Rugeley

Staffordshire

WS15 2BB

T: 01889 358172

## Full Description

### Entrance Hallway

Approached from wooden front entrance door with glass side panel. Having ceiling light point, radiator and stairs leading to First Floor Landing.

### Lounge 4.14m x 4.19m (13'7" x 13'9")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to front aspect. Arch to Dining Room.

### Dining Room 3.25m x 2.74m (10'8" x 9'0")

Having ceiling light point, radiator, laminate flooring and sliding patio door to Lean To. Door to Fitted Kitchen.

### Lean To

Having light point, electrics and window to rear aspect. Wooden door to Rear Garden accessed from the Kitchen.

### Fitted Kitchen 3.28m x 2.21m (10'9" x 7'3")

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 electric oven with hob and extractor over, space for washing machine, dishwasher and fridge. Ceiling light point, tiled flooring and upvc double glazed window to side aspect. Aluminium door giving access to the Lean To.

### First Floor Landing

Approached from stairs in the Hallway and having ceiling light point, loft access and upvc double glazed window to side aspect.

### Bedroom One 4.09m x 2.97m (13'5" x 9'9")

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

### Bedroom Two 3.43m x 3.28m (11'3" x 10'9")

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

### Bedroom Three 3.35m x 1.93m (11'0" x 6'4")

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

### Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden. A driveway providing parking for several vehicles leading to DETACHED GARAGE with up and over door. A gate leads into the enclosed rear garden having graveled areas, raised flower borders, summer house, patio seating area 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

## Property Location

