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Uttoxeter Road, Handsacre, Rugeley

£340,000



Features

- NO UPWARD CHAIN
- ENVIABLE PLOT WITH SCOPE TO EXTEND AND IMPROVE
- GOOD SIZED GARDENS TO FRONT AND REAR
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION

Contact Us

Chase Owl Estates

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Full Description

Entrance Porch

Approached from upvc double glazed front entrance door with windows to side. Having light point and further door leading into Hallway.

Reception Hallway

Having ceiling light point, radiator, useful meter cupboard and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w,c and hand wash basin. Ceiling light point and tiling to walls.

Lounge 6.58m x 4.14m (21'7" x 13'7")

Having a brick feature fireplace with gas fire on tiled hearth. Two ceiling light points, coving, radiator and upvc double glazed bow window to front aspect. French upvc double glazed doors leading to Rear Garden. Door to Kitchen.

Second Reception Room 3.61m x 3.35m (11'10" x 11'0")

Again with brick feature fire place with inset fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window to rear aspect.

Fitted Kitchen 3.73m x 3.25m (12'3" x 10'8")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Built in electric oven with gas hob over, space with plumbing for washing machine, further appliance space and wall mounted boiler. Ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Door to Snug, Rear Garden and Garage.

Snug

Approached from Kitchen and having light points, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc doors allowing access to Rear Garden and front elevation. Door to Garage.

First Floor Landing

Approached from stairs in hallway and having ceiling light point and loft access.

Bedroom One 3.61m x 3.35m (11'10" x 11'0")

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

Bedroom Two 3.38m x 3.38m (11'1" x 11'1")

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

Bedroom Three 2.87m x 2.46m (9'5" x 8'1")

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

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, tiling to walls, radiator and upvc double glazed window to front aspect.

Outside

The property stands on a generous plot with a lawned foregarden, with planted borders, fish pond and a driveway providing plentiful parking for several vehicles. This in turn leads to the GARAGE (22'7" x 9'9") with up and over door, having power, light and inspection pit for keen mechanics. The enclosed Rear Garden having a good sized paved patio with planted borders 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
<i>Very energy efficient - lower running costs</i>		
(32 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Location

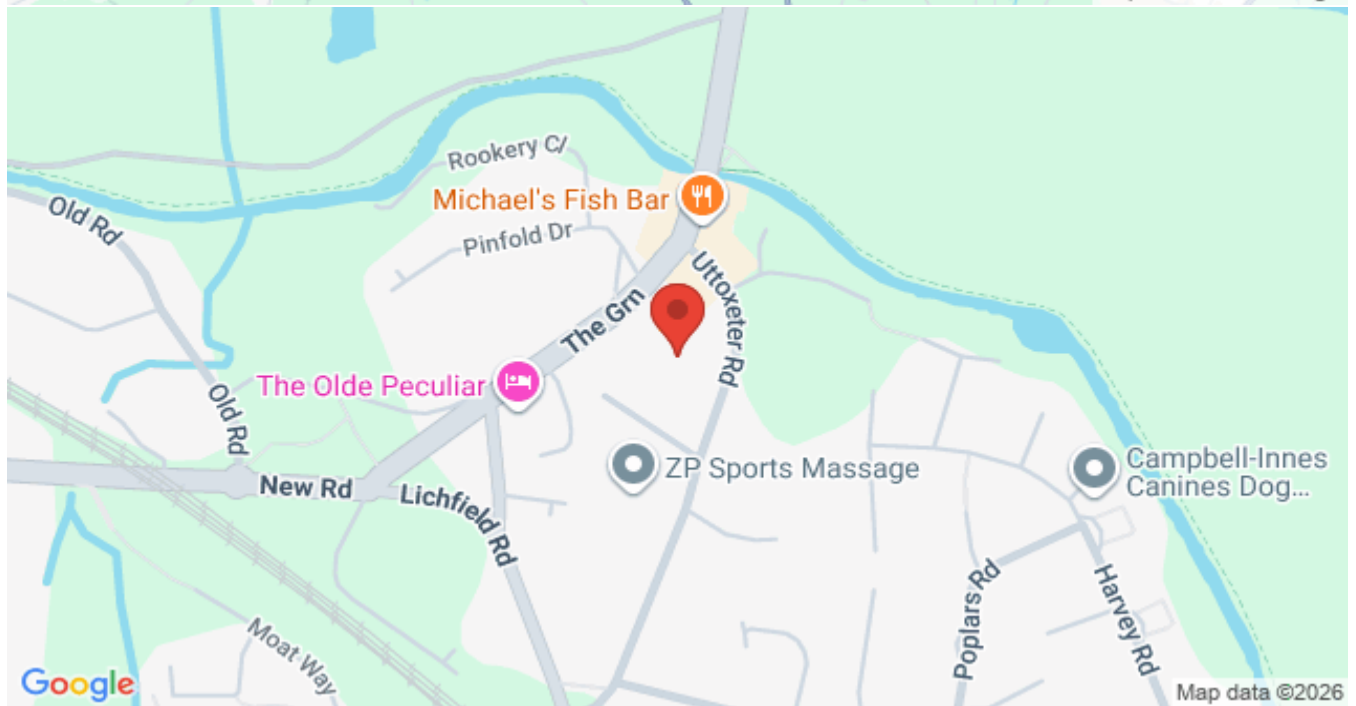
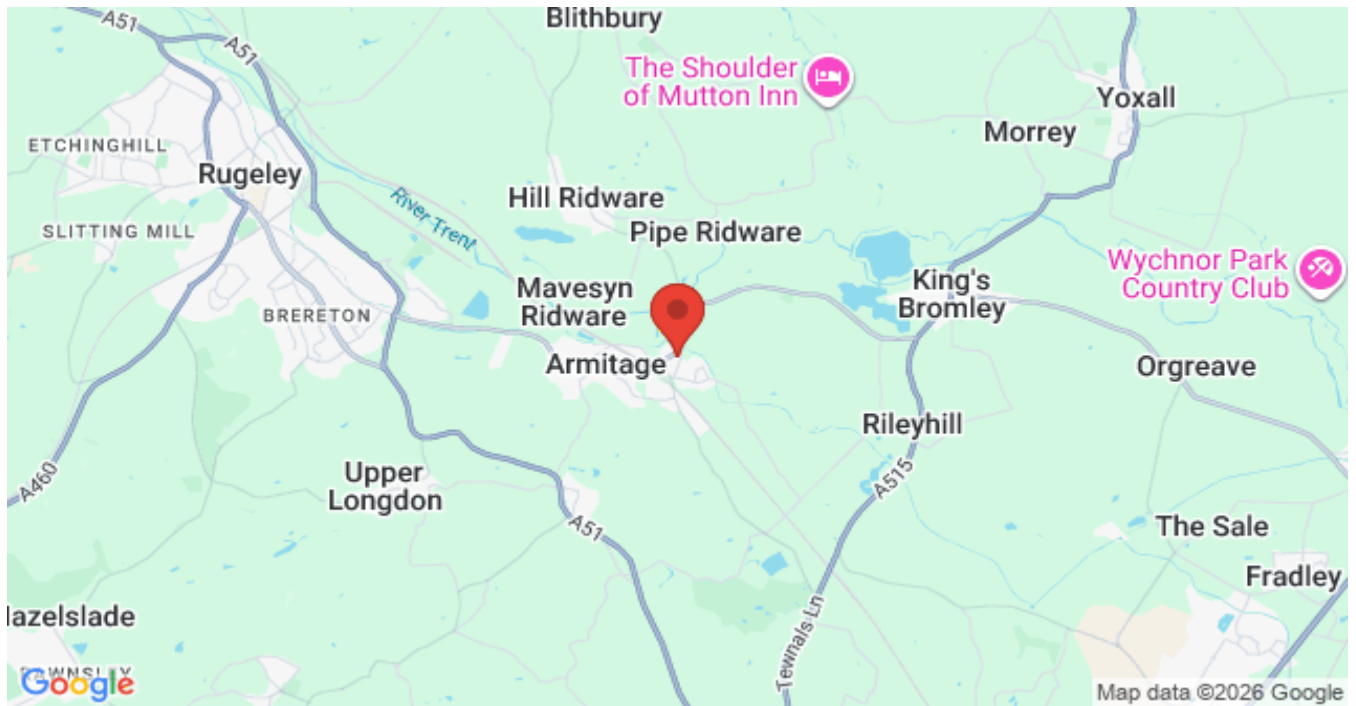


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