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# Uttoxeter Road, Hill Ridware, Rugeley

**£270,000**

## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN AND SHOWER ROOM IN THE LAST 2 YEARS
- PLENTIFUL PARKING TO GARAGE
- TWO DOUBLE BEDROOMS

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Porch

Approached from sliding upvc front entrance door and having light point, tiled flooring and further upvc door into Hallway.

### Reception Hallway

Having ceiling light point, LVT laminate flooring, radiator, loft access with ladder, light and being boarded to allow access to the combination boiler.

### Lounge 5.64m x 3.63m (18'6" x 11'11")

Having two ceiling light points, radiator, LVT laminate flooring, wall lights and upvc double glazed window bow to front aspect.

### Fitted Kitchen 3.68m x 3.00m (12'1" x 9'10")

Being recently refitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with induction hob with extractor over, washing machine, space for fridge/freezer and integrated microwave/grill oven. Ceiling light point, LVT laminate flooring, radiator and upvc double glazed window to rear aspect. Upvc door to Conservatory.

### Conservatory 5.38m x 2.92m (17'8" x 9'7")

Being constructed of brick base with upvc double glazed frame and having two radiators, LVT laminate flooring and doors leading to Enclosed Garden.

### Bedroom One 4.09m x 3.02m (13'5" x 9'11")

Having ceiling light point, radiator, LVT laminate flooring and upvc double glazed sliding patio doors to Conservatory.

### Bedroom Two 3.76m x 2.39m (12'4" x 7'10")

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

### Shower Room

Comprising walk in corner shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, tiling to walls, radiator, shaver socket, LVT laminate flooring and upvc double glazed window to side aspect.

### Outside

The property having a lawned fore garden with borders. A tarmac driveway allowing parking for several vehicles and this in turn leads to Garage with roller shutter door with power, light and upvc door to Rear Garden. A side gate allows access to the enclosed private rear garden and this having paved pathway to lawn, shed 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

