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Watkiss Drive, Rugeley

£250,000



Features

- MOVE IN CONDITION THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO LOCAL AMENITIES
- SHARED DRIVEWAY TO GARAGE

Contact Us

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Full Description

Entrance Hallway
Approached from composite front entrance door with matching side screens. Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge 3.96m x 3.78m (13'0" x 12'5")
Having a media wall with inset electric feature fire and storage cupboards to side. Ceiling light point, coving, under stairs storage cupboard and upvc double glazed bow window to front aspect. Open to Dining Room.

Dining Room 3.18m x 2.57m (10'5" x 8'5")
Having ceiling light point, coving, radiator, useful storage units and sliding upvc double glazed patio door to Rear Garden.

Fitted Kitchen 3.10m x 2.08m (10'2" x 6'10")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash. Built in electric oven with hob and extractor hood over. Integrated fridge, freezer, space with plumbing for dishwasher and wall mounted combination boiler. Inset ceiling lights, tiled flooring and upvc double glazed window to side aspect. Upvc door leading to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having glass and oak balustrade. Ceiling light point, loft access, being part boarded and upvc double glazed window to side aspect.

Bedroom One 3.81m x 2.90m (12'6" x 9'6")
Having inset ceiling lights, radiator, part panelling to walls and upvc double glazed window to front aspect.

Bedroom Two 3.18m x 2.90m (10'5" x 9'6")
Having inset ceiling lights, useful storage cupboard, radiator and upvc double glazed window to rear aspect.

Bedroom Three 2.87m x 1.83m (9'5" x 6'0")
Currently used as a Dressing Room and having inset ceiling lights, radiator and upvc double glazed window to front aspect.

Refitted Shower Room
Comprising walk in shower cubicle, bowl vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

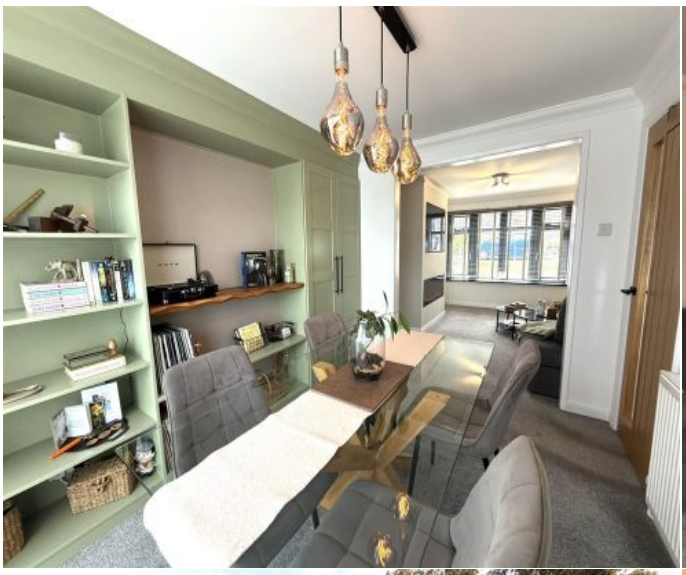
Outside
The front of the property having a lawned fore garden with pathway to front entrance door. A shared driveway leads to Garage with up and over door. The enclosed Rear Garden being accessed via a gate and being mainly laid to lawn with raised planted borders, paved patio, a further seating area which currently holds the rabbit house and outside tap.

Agents Note
The vendors are looking at a new build property and this is estimated for completion Spring 2027. We are advised that the combination boiler is only 1 year old so is still under warranty.

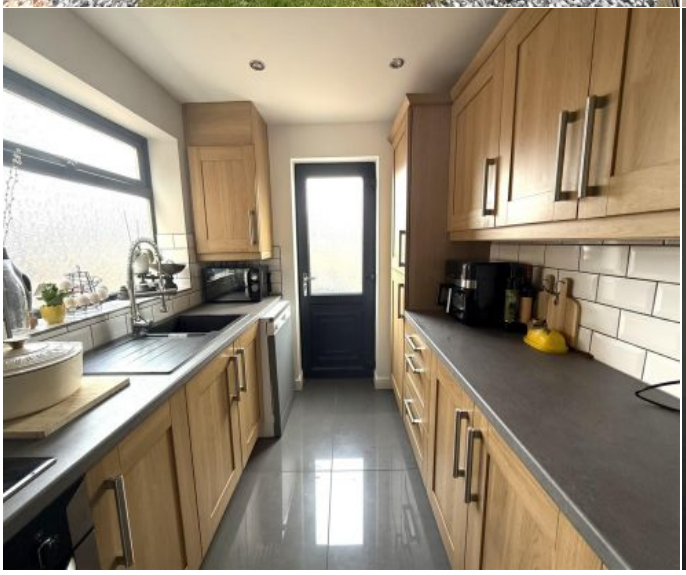
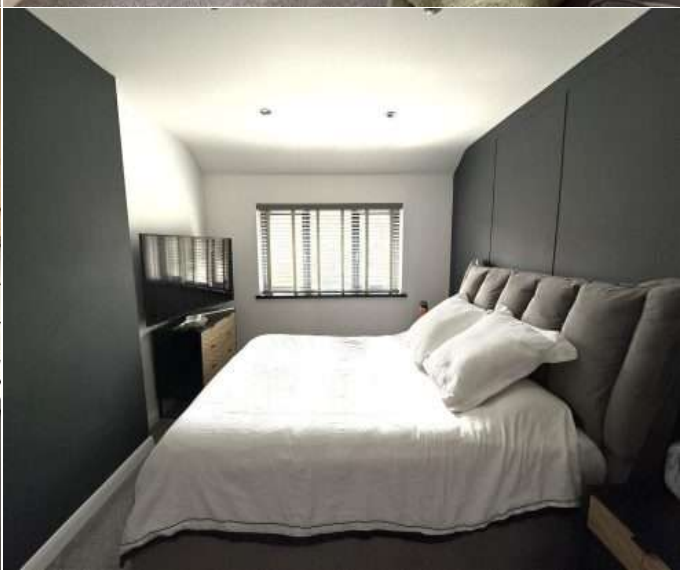
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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

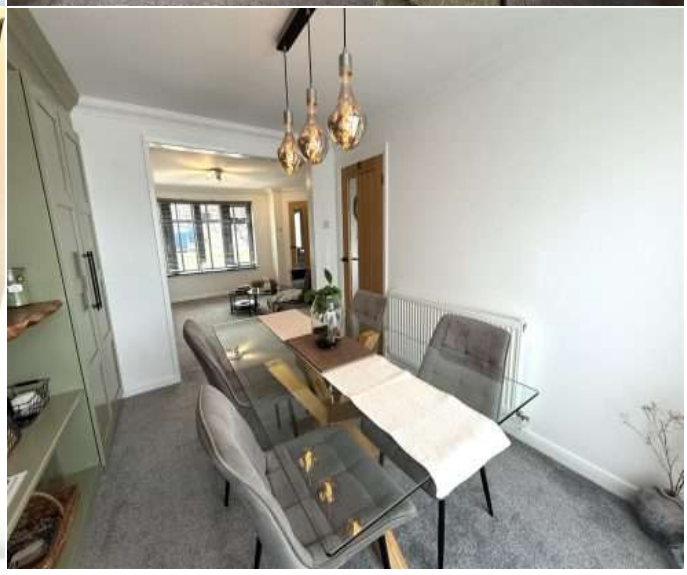




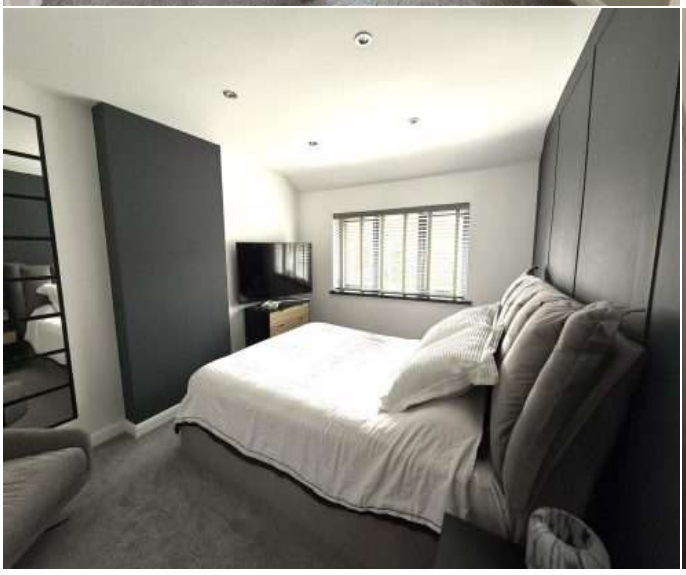












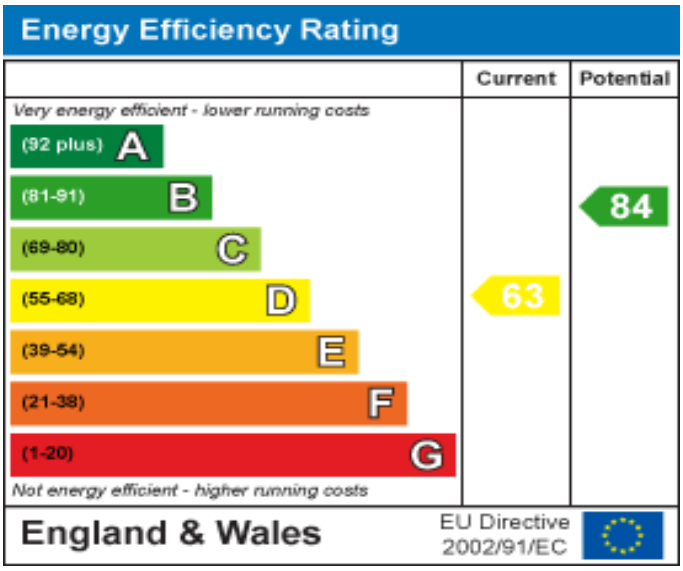









FOR
SALE


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
63
84
England & Wales
EU Directive
2002/91/EC

Property Location

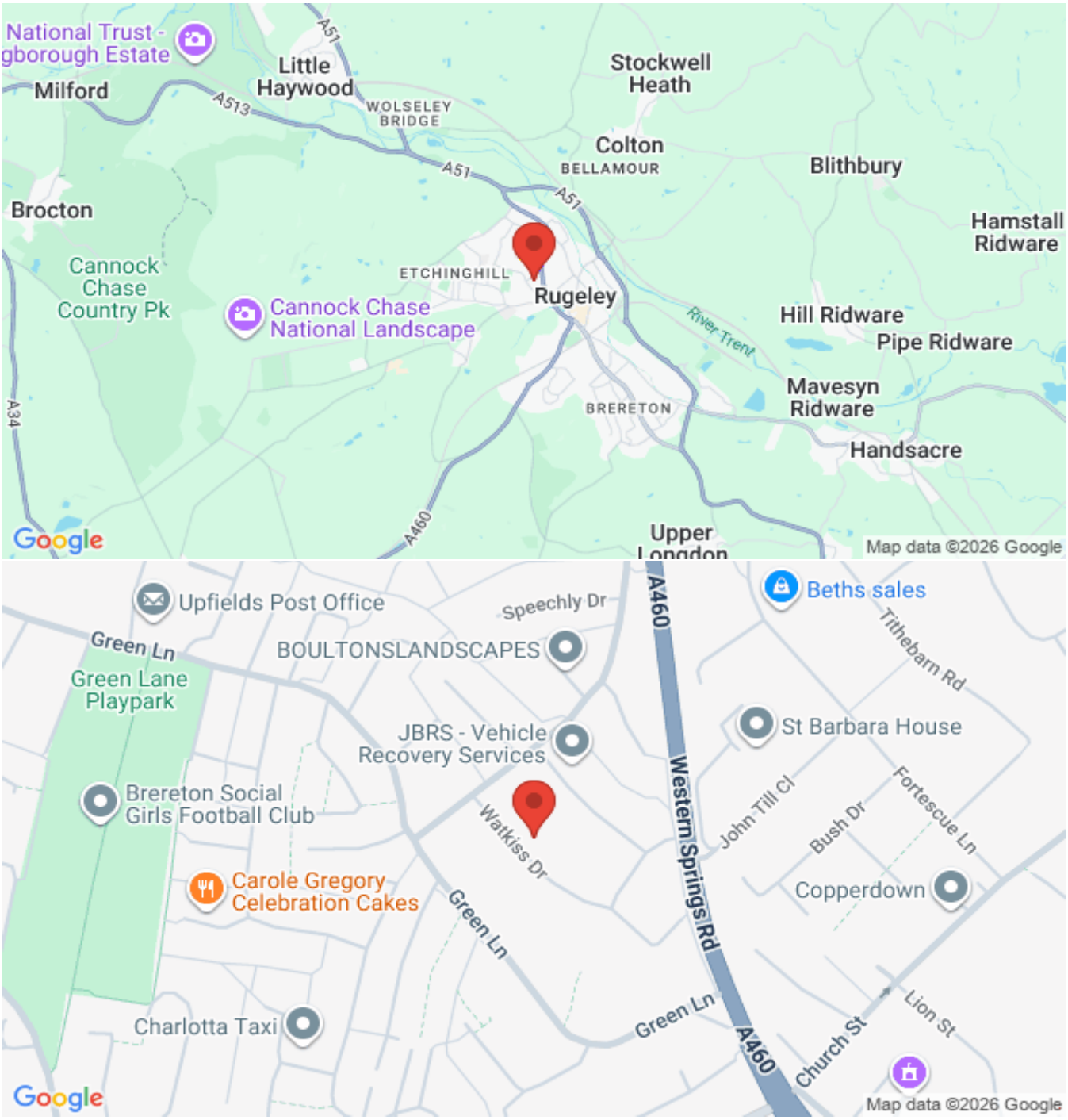


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