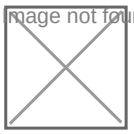

West Butts Road, Etchinghill, Rugeley

£535,000

Features

- SOUGHT AFTER LOCATION
- STONES THROW FROM CANNOCK CHASE
- WELL PRESENTED THROUGHOUT
- PLENTIFUL PARKING TO DOUBLE DETACHED GARAGE

Contact Us

Chase Owl Estates
10 Anson Street
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Full Description

Entrance Hallway
Approached from composite front entrance door and having two ceiling light points, radiator, laminate flooring, useful cloaks cupboard and stairs leading to First Floor Landing.

Guest Cloakroom
Comprising vanity hand wash basin and w.c. Ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

Spacious Lounge 8.38m x 3.05m (27'6" x 10'0")
Having ceiling light point, radiator and upvc double glazed window to front aspect. Upvc bi fold doors lead into the landscaped garden to rear.

Family Breakfast Kitchen 6.88m x 4.62m (22'7" x 15'2")
Being fitted with a comprehensive range of white gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Integrated dishwasher, microwave, built in double over and under floor heating. A Breakfast island provides space for a built in Bosch induction hob with extractor hood over and seating for guests. Inset ceiling lights, radiator, upvc double glazed windows to front and rear aspects and French doors leading to the Rear Garden.

Utility Room
Having work surface with appliance spaces below. Ceiling light point, radiator, shelving for useful storage and upvc double glazed window to rear aspect.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, radiator, loft access to combination boiler and upvc double glazed window to front aspect.

Master Bedroom 5.18m x 3.05m (17'0" x 10'0")
Having ceiling light/fan point, inset ceiling lights, laminate flooring and upvc double glazed window to front aspect. Archway to Dressing Room.

Dressing Room 3.10m x 2.92m (10'2" x 9'7")
Having a range of shelving and hanging rails, inset ceiling lights, laminate flooring, radiator and upvc double glazed window to rear aspect. Further door to En Suite.

En Suite Shower Room
Comprising double walk in shower cubicle with waterfall shower over, vanity hand wash basin and w.c. Inset ceiling lights, laminate flooring,heated towel rail and upvc double glazed window to rear aspect.

Bedroom Two 3.45m x 3.15m (11'4" x 10'4")
Having inset ceiling lights, radiator, laminate flooring and upvc double glazed window to rear aspect.

Bedroom Three 2.49m x 2.34m (8'2" x 7'8")
Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Bedroom Four 3.33m x 2.11m (10'11" x 6'11")
Having ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect.

Family Bathroom
Comprising "P" shaped paneled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to front aspect.

Outside
The front of the property having an in and out blocked paved driveway providing parking for several vehicles

which in turn leads to a covered carport with lighting and electric power point. Wrought iron gates provide secure access to the DETACHED GARAGE with up and over doors, again with light and power. The vendors have landscaped the private rear garden and having paved patio overlooking lawn with raised planted flower borders and water feature.

Agents Notes

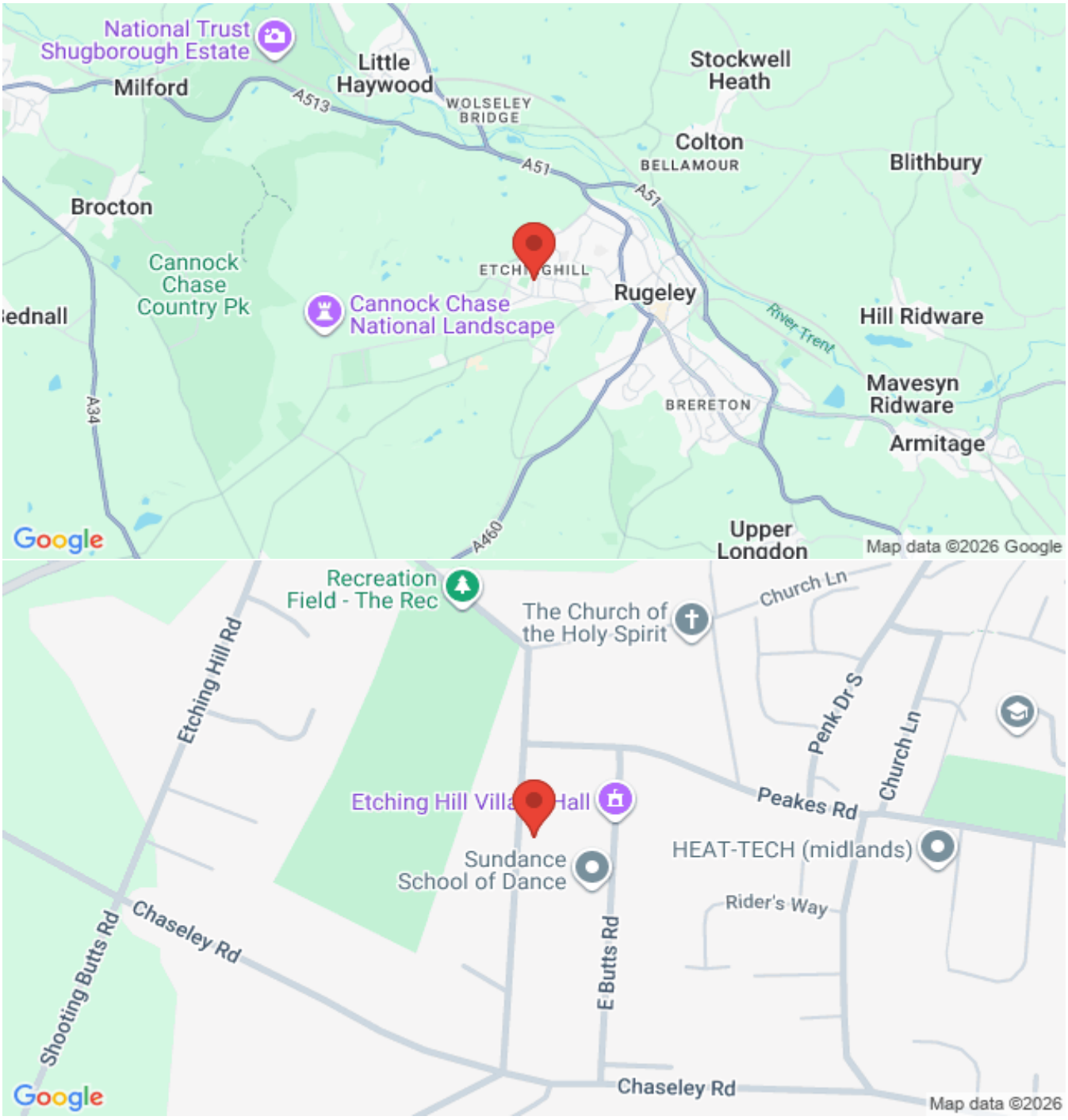
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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