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Wharf Road, Brereton, Rugeley

£185,000



Features

- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- GOOD CENTRAL LOCATION FOR AMENITIES AND TRANSPORT LINKS
- NO UPWARD CHAIN

Contact Us

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Full Description

Entrance Porch
Approached from upvc double glazed front entrance door and having a useful storage cupboard and ceiling light point. Further door to Lounge.

Lounge 4.45m x 4.14m (14'7" x 13'7")
Having feature fire surround with hearth. Ceiling light point, radiator and stairs leading to First Floor Landing. Upvc double glazed window to front aspect. and door to Breakfast Kitchen.

Breakfast Kitchen 4.14m x 2.90m (13'7" x 9'6")
Being fitted with a range of wall and base mounted units with wooden work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker, appliance space and tiled flooring. Two ceiling light points, radiator and upvc double glazed window to rear aspect. French upvc doors to Rear Garden.

First Floor Landing
Approached from stairs in Lounge and having ceiling light point.

Bedroom One 3.53m x 2.82m (11'7" x 9'3")
Having ceiling light point, radiator, built in wardrobes housing combination boiler and useful over stairs cupboard. Upvc double glazed window to front aspect.

Bedroom Two 2.87m x 2.16m (9'5" x 7'1")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 1.96m x 1.88m (6'5" x 6'2")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, loft access, radiator and upvc double glazed window to side aspect.

Outside
The front of the property having a blocked paved driveway leading to covered carport and wooden bi fold gates to Garage. This having power, light, plumbing for washing machine and access door to Rear Garden. The rear garden having paved patio to lawn and outside tap.

Agents Notes
Agents Note:
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













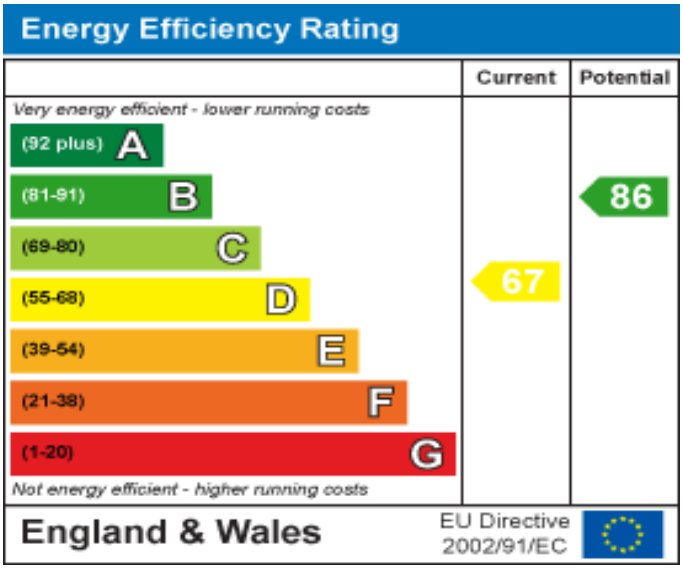











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
86
England & Wales
EU Directive 2002/91/EC

Property Location

