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Wharf Road, Brereton

£165,000



Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- TWO ALLOCATED PARKING SPACES
- ENCLOSED GARDEN TO REAR

Contact Us

Chase Owl Estates

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Full Description

Lounge 3.66m x 3.30m (12'0" x 10'10")

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, two useful storage cupboards and upvc double glazed window to front aspect.

Inner Lobby

Having ceiling light point and useful storage cupboard.

Dining Room 4.04m x 3.35m (13'3" x 11'0")

Having hardwood fireplace with electric fire on hearth. Ceiling light point, laminate flooring, radiator and upvc double glazed window to rear aspect. Door to Stairs leading to First Floor Landing.

Fitted Kitchen 3.07m x 2.11m (10'1" x 6'11")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker, ceiling light point, coving and upvc double glazed window to side aspect. Upvc door leading to Rear Garden.

Utility Room 2.18m x 1.57m (7'2" x 5'2")

Having work surface with appliance spaces below. Ceiling light point, radiator and upvc double glazed window to side aspect.

Guest Cloakroom

Comprising w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Dining Room and having ceiling light points, radiator and loft access with ladder.

Bedroom One 4.04m x 3.05m (13'3" x 10'0")

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

Bedroom Two 3.40m x 2.92m (11'2" x 9'7")

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

Spacious Bathroom

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

Outside

The enclosed rear garden having paved patio with pathway to lawn, shed and a decked seating area. A gate leading to the rear of the property and having two allocated parking spaces.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

