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Wolseley Road, Rugeley

£380,000



Features

- WELL PRESENTED FOUR BEDROOM DEATCHED ON A CORNER PLOT
- CHANCEL SCHOOL CATCHMENT
- PLENTIFUL PARKING TO GARAGE
- PRIVATE GARDEN TO REAR

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Full Description

Entrance Porch

Approached from upvc French doors with side screens and having further door to Reception Hallway.

Reception Hallway

Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing. Double doors leading into Lounge.

Lounge 5.92m x 4.70m (19'5" x 15'5")

Having a brick feature fire place with inset gas fire on tiled hearth. Four wall lights, coving, radiators and upvc double glazed windows to side and front aspects.

Fitted Kitchen 4.04m x 3.05m (13'3" x 10'0")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Gas hob with extractor over, built in double electric oven and integrated dishwasher. Floor mounted boiler, ceiling light point, useful larder cupboard and upvc double glazed window to side aspect.

Dining Room 5.74m x 3.76m (18'10" x 12'4")

Having wall lights, two radiators, coving and upvc double glazed window to side aspect. Sliding upvc doors allowing access to the enclosed rear garden,

Guest Cloaks/ Utility Room

Guest Cloaks; Comprising w.c and vanity hand wash basin. Light point and window to rear aspect. Utility Area; Having space with plumbing for washing machine, light point and useful storage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access with ladder, light and being part boarded.

Bedroom One 4.09m x 3.12m (13'5" x 10'3")

Having ceiling light point, radiator, coving and upvc double glazed windows to side and front aspects.

Bedroom Two 3.10m x 2.67m (10'2" x 8'9")

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

Bedroom Three 3.28m x 2.57m (10'9" x 8'5")

Having ceiling light point, radiator, coving, a range of fitted wardrobes, airing cupboard housing hot water tank and upvc double glazed window to rear aspect.

Bedroom Four 3.61m x 2.16m (11'10" x 7'1")

Being " L " shaped and having ceiling light point, radiator, useful over the stairs storage cupboard and upvc double glazed window to rear aspect.

Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiled flooring and upvc double glazed window to rear aspect.

Outside

The property is located on a corner plot with hedgerow border with a lawned foregarden and stocked borders. A block paved driveway provides parking for several vehicles which in turn leads to Garage with up and over door, having light, power and access to the Rear Garden. Further block paved driveway to front of the property. A pedestrian gate allows access to the private enclosed Rear Garden, being a particular feature of the property. This being mainly laid to lawn with flower borders, a covered arbour, patio seating area, fish pond and outside tap. A second gate to front elevation.

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		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

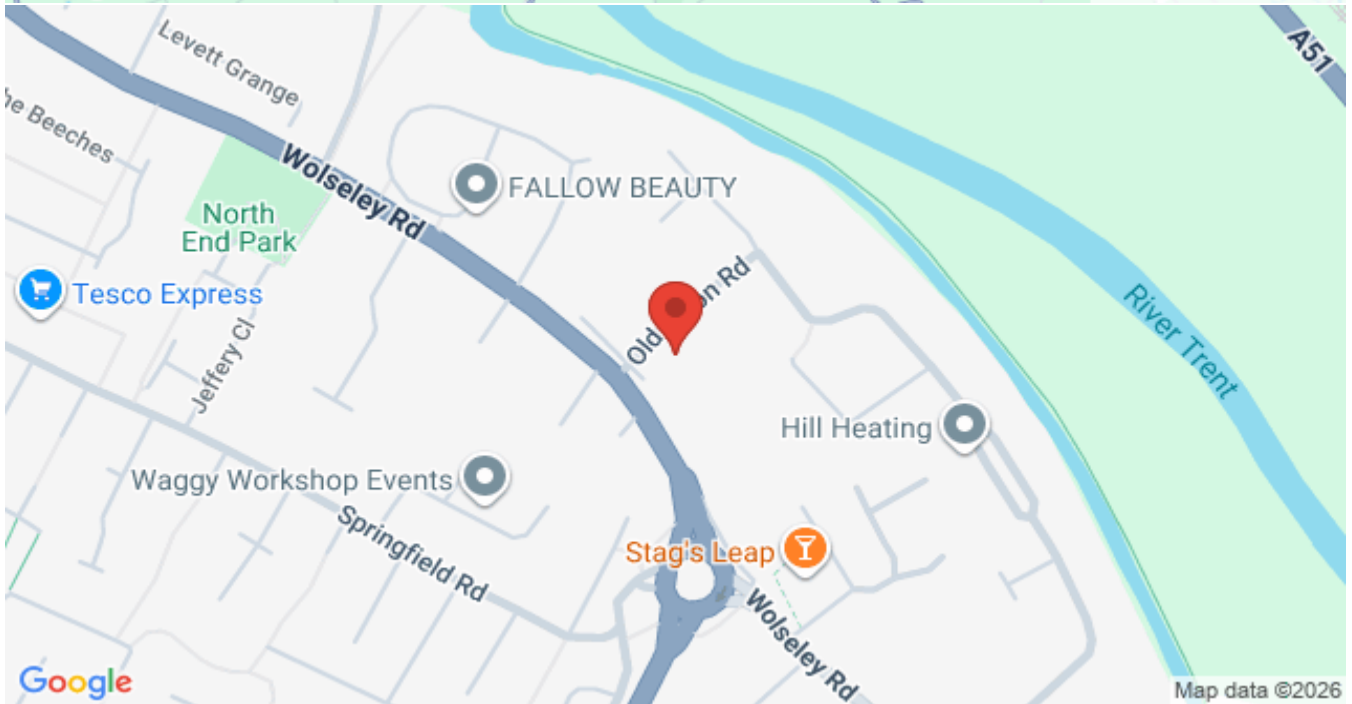


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