



113 Armitage Road

Brereton, Rugeley, WS15 1DF

Offers in the region of £399,995



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Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point, laminate flooring, radiator and upvc double glazed window to front aspect.

Lounge

13'0" x 12'9" (3.96m x 3.89m)

Having feature fireplace with hearth. Ceiling light point, radiator and French upvc double glazed doors to Rear Garden.

Dining Room

10'1" x 9'7" (3.07m x 2.92m)

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

Fitted Kitchen

12'9" x 10'5" (3.89m x 3.18m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, breakfast bar seating area, laminate flooring, wall mounted boiler in cupboard and upvc double glazed window to rear aspect. Door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator, airing cupboard and return stairs to Second Floor Landing.

Bedroom Two

15'3" x 10'0" (4.65m x 3.05m)

Ceiling light point, radiator, range of built in wardrobes and two upvc double glazed windows to front aspect.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and wc. Ceiling light point, heated towel rail, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

Bedroom Three

15'2" x 10'4" (4.62m x 3.15m)

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

Family Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to rear aspect.

Second Floor Landing

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

Master Bedroom

20'9" x 14'6" (6.32m x 4.42m)

Having two ceiling light points, radiators and upvc double glazed windows to front and rear aspects. Arch to ;
DRESSING AREA, Being fitted with a range of wardrobes, light point and door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, w.c and

Tel: 01889 358172

pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail and upvc double glazed window to front aspect.

Bedroom Four

9'11" x 9'3" (3.02m x 2.82m)

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

Outside

The front of the property having a hedgerow border with path to front entrance door. A side gate allows access to the enclosed rear garden with paved patio, artificial grass area, and outside tap. Further gate allowing access to the two allocated parking spaces to the rear. The property also having GARAGE with electric roller shutter door, having power and a further parking space.

Agents Note

The property is liable for a service charge for the Garage, being under a coach house, approx £12.50 every 6 months. The vendors also having to Maintaince Charge for shared communal Gardens at approx £188.00 every 6 months.

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.



Road Map



Hybrid Map



Terrain Map



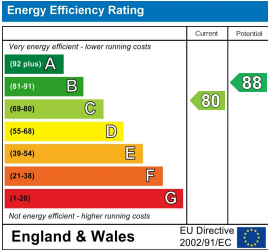
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.