



6 The Pingle

Slittingmill, Rugeley, WS15 2UR

£575,000



Chase Owl are pleased to market this well presented four bedroomed detached family home nestled in the heart of Cannock Chase. The property provides good sized accommodation for flexible family living, in a quiet cul de sac and being close to local amenities . Having Entrance Porch, Reception Hallway, Lounge, Good sized Kitchen, Dining Room, Inner Hallway to Utility Room, Guest Cloakroom and Bedroom Four. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Driveway to Garage and Landscaped Garden to rear with access to Cannock Chase.



Entrance Porch

Approached from hardwood front entrance door and having light point and tiled flooring. Further door leading into Hallway.

Reception Hallway

Having ceiling light point, radiator, useful under stairs storage area, oak wood block flooring and doors to Lounge and Kitchen. Stairs leading to First Floor Accommodation.

Lounge 22'0" x 10'7" (6.71m x 3.23m)

Having a feature brick fireplace with inset electric fire on a tiled hearth. Inset lights, coving, two radiators, oak wood block flooring and bay window to front aspect. Sliding patio double glazed door leading onto the landscaped Rear Garden. Door to Fitted Kitchen.

Fitted Kitchen 16'0" x 14'0" (4.88m x 4.27m)

Having a comprehensive range of wall and base mounted units with work surfaces over, incorporating stainless steel sink with drainer and tiled splashback. Integrated electric oven with halogen hob and extractor hood over, space with plumbing for washing machine/ dishwasher, fridge and gas converted AGA. Inset ceiling lights, radiator, tiled flooring and window to rear aspect. Door to Inner Hallway.

Dining Room/ Study 14'0" x 7'10" (4.27m x 2.39m)

Approached from Kitchen and having three wall lights, coving, radiator and double glazed window to rear aspect.

Inner Hallway

Door leading from Fitted Kitchen and having ceiling light point and tiled flooring.

Utility Room

Having fitted work surface with inset stainless steel sink with drainer and tiled splash. Space for washing machine, tumble dryer and fridge/freezer. Ceiling light point, extractor fan, radiator, tiled flooring and double glazed window to rear aspect. Door giving access to the Rear Garden.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator and tiled flooring.

Bedroom Four 9'7" x 6'2" (2.92m x 1.88m)

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

First Floor Landing

Approached from Hallway and having loft access with ladder, ceiling light point and doors to First Floor Accommodation.

Master Bedroom 16'0" x 17'10" (4.88m x 5.44m)

Having a range of built in bedroom furniture. Three wall lights, coving, ceiling light point and double glazed windows to front and rear aspects. Door to En Suite.

En Suite Bathroom

Comprising panelled bath with mixer tap and shower over, vanity unit with inset sink and low level w.c. Ceiling light point, extractor fan, heated towel rail, full tiling to walls and flooring with double glazed window to rear aspect.

Bedroom Two 19'3" x 8'8" (5.87m x 2.64m)

Having fitted wardrobes. Ceiling light point, coving, radiator and double glazed windows to front and rear aspects.

Bedroom Three 10'0" x 9'7" (3.05m x 2.92m)

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

Bathroom

Comprising shaped bath with mixer tap and electric shower over, vanity unit with inset sink and closet w.c. Ceiling light points, part tiling to walls, heated towel rail, tiled flooring, extractor fan and double glazed windows to rear aspect.

Outside

The front of the property having a good sized block paved driveway providing parking for several vehicles in turn leading to Garage with electric roller shutter door and having power, light and housing boiler and access door to Rear Garden. The foregarden being gravelled with mature planted borders.

The attractive landscaped rear garden having paved patio with steps leading to pathway in turn leading to the lawn area with flower borders, having a host of shrubs, flowers and trees. Throughout the garden there are various areas with individual settings, from gravelled features with stone statues and the moon gate. A seating area to the top of the garden and a gate leading directly onto Cannock Chase, perfect for families who want to discover the delights of the Chase. Useful outside tap, shed and access door to the Garage.

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.

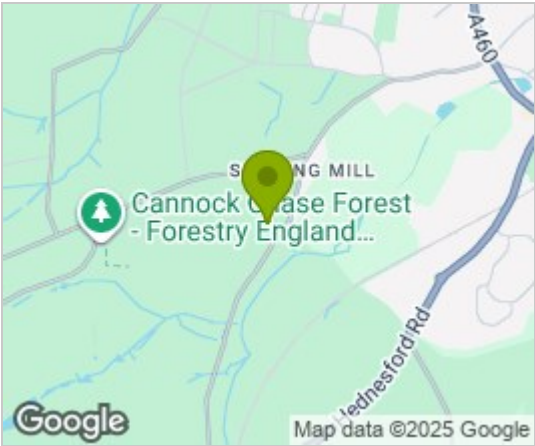
Fixtures and Fittings:

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.

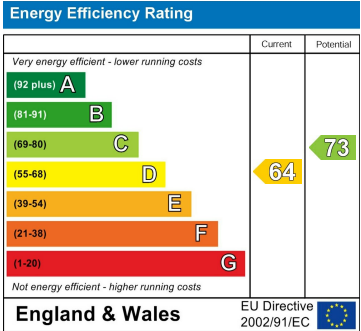
Area Map



Floor Plans



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.

