



1 Lion Street
, Rugeley, WS15 2AJ

£425,000



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Refitted Kitchen

12'9" x 11'7" (3.89m x 3.53m)

Approached from composite front entrance door with sash upvc double glazed window to front aspect. Being fitted with a range of base mounted units with work surfaces over, incorporating inset stainless steel sink with telescopic tap and drainer. Cooker point with extractor hood over, integrated fridge/freezer and moveable island allowing further storage and work space. Ceiling light points, wooden flooring, double doors to Dining Room, stairs to Cellar and further stairs leading to First Floor Landing.

Dining Room

15'4" x 11'5" (4.67m x 3.48m)

Having ceiling light point, two radiators, decorative dado rail, wooden flooring and upvc double glazed sash window to front aspect. Upvc door to Rear Garden.

Lounge

16'4" x 11'4" (4.98m x 3.45m)

Having hardwood feature fire surround with tiled hearth. Two ceiling light points, radiator, wooden flooring, picture rail and upvc double glazed sash window to front aspect.

Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point and tiled flooring.

Snug

9'4" x 9'4" (2.84m x 2.84m)

Having ceiling light point, loft access, tiled flooring, wall mounted boiler, radiator and door to Utility Room

Utility Room

Having wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Appliance spaces, wall light, tiled flooring and upvc double glazed window to side aspect. Upvc door to Covered carport and parking.

First Floor Landing

Approached from stairs in Kitchen and having three light points and two upvc double glazed windows to rear aspect. Stairs leading to Attic Room

Master Bedroom

11'6" x 16'1" (3.51m x 4.90m)

Having ceiling light point, radiator and upvc double glazed sash window to front aspect. A loft access with ladder leading to ATTIC ROOM (11'7" x 9'11") with light point, wood beams to ceiling, radiator and upvc double glazed window to side aspect.

Bedroom Two

8'7" x 9'4" (2.62m x 2.84m)

Having ceiling light point, radiator, built in wardrobe and upvc double glazed sash window to front aspect.

En Suite

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Light point, heated towel rail and extractor fan.

Bedroom Three

10'0" x 9'8" (3.05m x 2.95m)

Having ceiling light point, radiator, built in wardrobe and upvc double glazed sash window to front aspect.

Bathroom

Comprising freestanding claw bath with shower attachment to side, w.c and pedestal hand wash basin. Ceiling light point, useful storage, heated towel rail, tiling to walls and upvc double glazed window side aspect.

Attic Room

10'0" x 19'5" (3.05m x 5.92m)

Having light point, radiator, useful storage to eaves, wooden beams and upvc double glazed window to side.

Cellar/ Man Cave

Approached from stairs leading down from the Kitchen and currently being split into three individual areas; Having lights, radiator, CCTV control panel and door to Steps leading to Covered Carport.

Play Room; 12'6" x 11'4"

Gym; 15'4 x 11'4"

Man Cave; 11'5" x 10'9"

Outside

The property is on a corner plot with walled gardens, wooden gates to a covered Carport providing secure off road parking with useful storage shed. A gate at

the front of the property leading to paved pathway with gravelled borders, covered arch to good sized lawn with mature borders having shrubs, flowers and fruit trees. To the rear of the property is a seating area for outdoor entertaining and shed. Outdoor lighting, power and water.

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



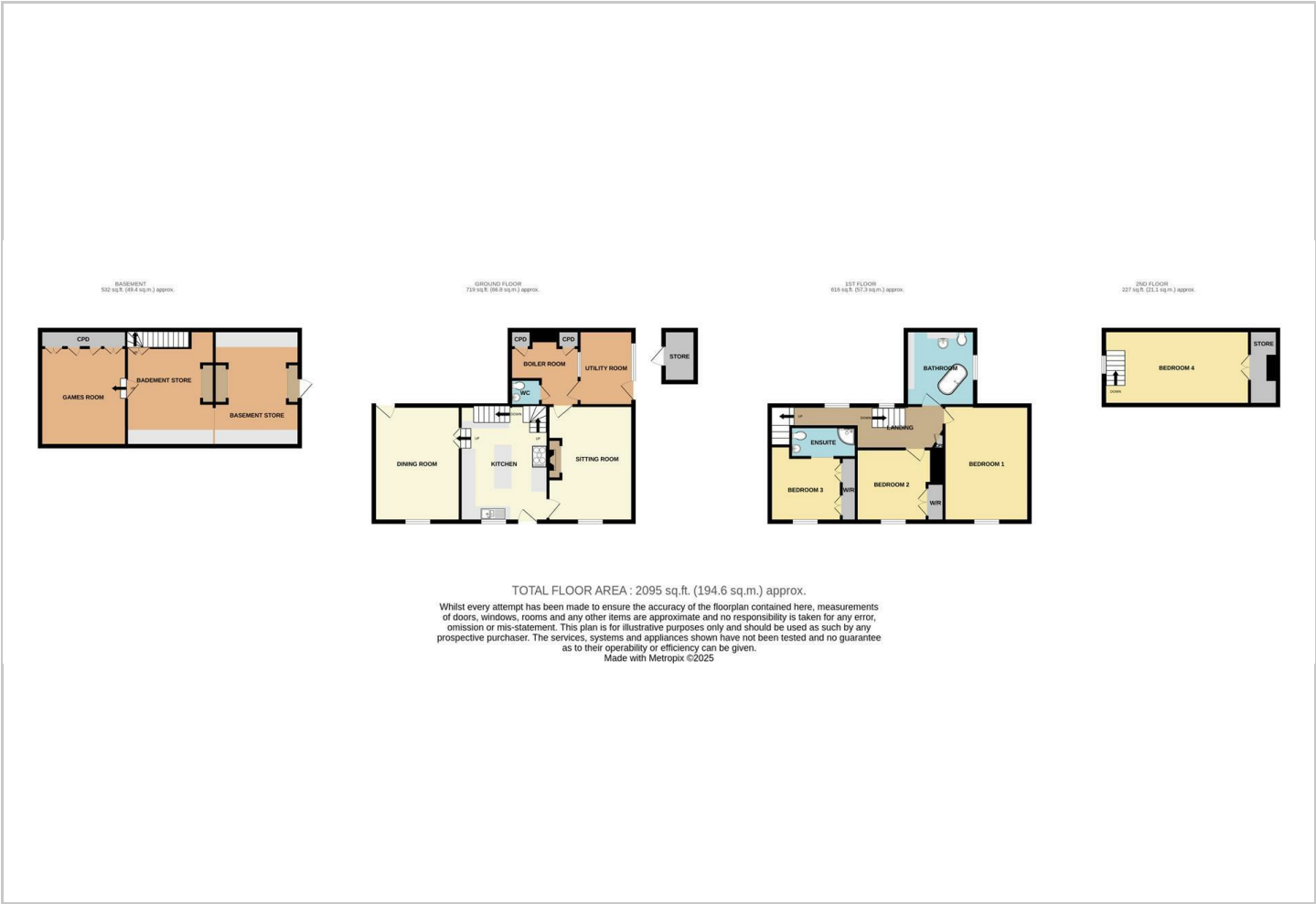
Hybrid Map



Terrain Map



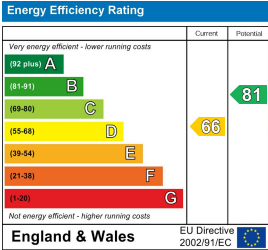
Floor Plan



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.