



1 Pipewood Lane

Blithbury, Rugeley, WS15 3JF

£260,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge to Dining Area

25'9" x 10'11" (7.85m x 3.33m)

Having brick feature fire place with inset electric fire on tiled hearth. Two ceiling light points, two radiators and upvc double glazed window to rear aspect. Sliding upvc patio doors to Rear Garden.

Dining Room

12'3" x 6'11" (3.73m x 2.11m)

Having ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Arch to Kitchen.

Fitted Kitchen

13'9" x 10'11" (4.19m x 3.33m)

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 with extractor over, appliance space, two ceiling light points, radiator and tiled flooring. Upvc double glazed window to front aspect and upvc door to front elevation. Door to Utility Room.

Utility Room

11'1" x 9'10" (3.38m x 3.00m)

Having work surface with appliance space below and housing oil fired Worcester boiler. Ceiling light point, tiled flooring, loft access and upvc double glazed window to rear aspect. Upvc door to rear elevation.

Guest Cloakroom

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

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and upvc double glazed window to front aspect.

Bedroom One

13'7" x 10'11" (4.14m x 3.33m)

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

Bedroom Two

11'10" x 11'1" (3.61m x 3.38m)

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

Bedroom Three

10'7" x 6'11" (3.23m x 2.11m)

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

Shower Room

Comprising walk in shower, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, laminate flooring and upvc double glazed window to side aspect.

Outside

The property having a foregarden with lawn and borders with hedgerow boundary. Driveway provides off road parking. A gate to rear allows access to the good sized rear garden being mainly laid to lawn, with borders, shed, greenhouse and outside tap. Open aspect to rear.

With the property being in a semi rural location it has OIL FIRED HEATING and SEPTIC TANK.

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



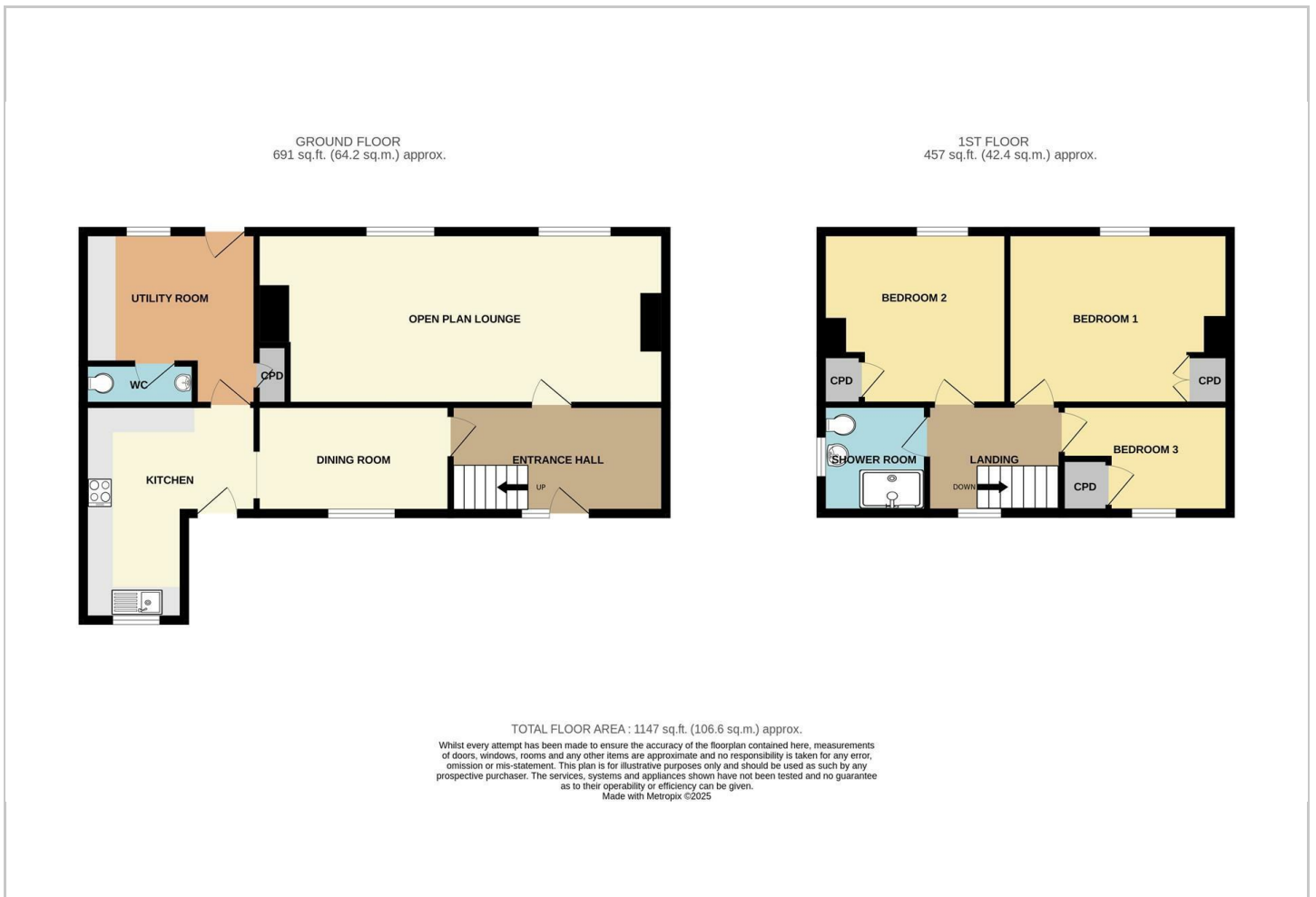
Hybrid Map



Terrain Map



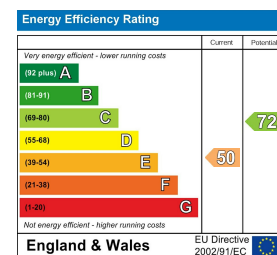
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.