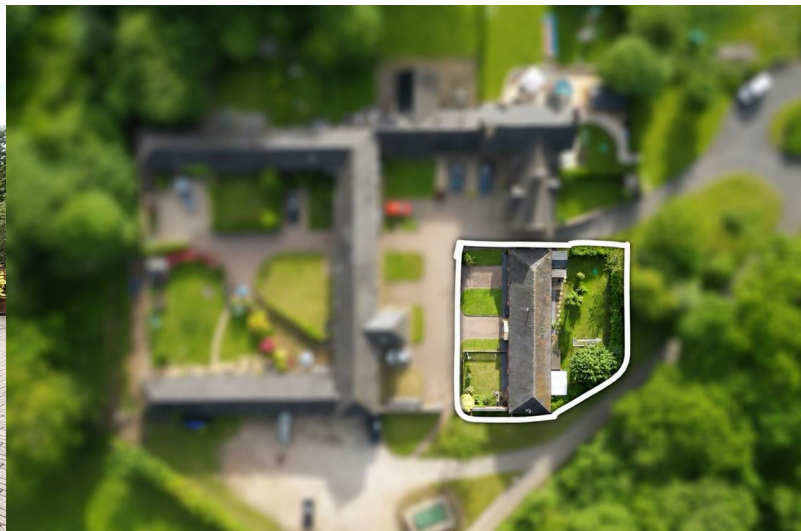




The Arches Stansley Wood Court

Dapple Heath, Rugeley, WS15 3PH

£525,000



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Entrance Hallway

Approached from a canopied porch and having a wooden stable door with side screen. Three ceiling light points, two vertical radiators, airing cupboard housing water tank and four windows to front aspect.

Lounge

16'7" x 16'5" (5.05m x 5.00m)

Having a freestanding log burner and hearth. Ceiling light point, two vertical radiators and windows to front and rear aspects.

Breakfast Kitchen

17'1" x 12'7" (5.21m x 3.84m)

Being fitted with a range of gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in double electric oven with hob and extractor over, integrated dishwasher, washing machine, fridge and freezer. Inset ceiling lights, radiator, laminate flooring, breakfast bar seating area, glass block feature wall allowing natural light and door to Rear Garden.

Master Bedroom

15'11" x 12'2" (4.85m x 3.71m)

Being fitted with a range of wardrobes. Ceiling light point, vertical radiator, window and arched picture window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, heated towel rail, tiling to flooring and window to side aspect.

Bedroom Two

11'4" x 9'11" (3.45m x 3.02m)

Having a vaulted ceiling with wooden beams and two velux roof lights. Ceiling light point, vertical radiator and loft access. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, hand wash basin and closet w.c. Ceiling light point, extractor fan, heated towel rail and tiling to flooring.

Bedroom Three

12'4" x 9'3" (3.76m x 2.82m)

Having ceiling light point, vertical radiator, loft access, walk in wardrobe and window to rear access.

Bathroom

Comprising P shaped bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail and tiling to walls and flooring.

Outside

The property is accessed via private road initially leading to the visitors car park. The front of the property having two block paved driveways and lawned fore gardens. The private rear garden is mainly laid to lawn with mature planted borders, a decked seating area, wood store and outside tap.

Agents Note

The property is connected to LPG Gas. Having Septic Tank. There is a charge of £500,00 per annum payable to SSW for maintenance of the courtyard, surrounding grounds and the septic tank. Connected to Fibre Broadband.

Agents Notes

Tel: 01889 358172

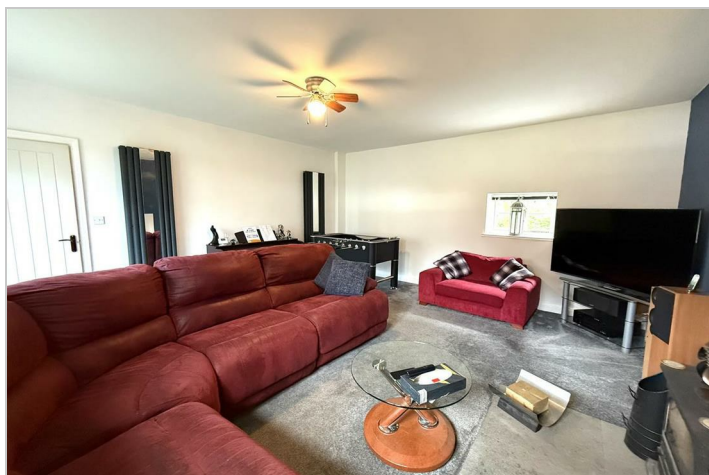
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are 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

GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



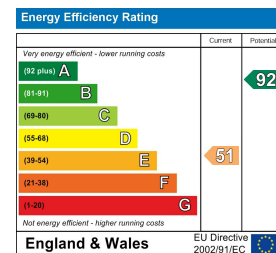
TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.