



130 Coulthwaite Way

Brereton, Rugeley, WS15 1AW

£195,000



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Entrance Hallway

Approached from front entrance door and having ceiling light, radiator, under stairs storage and upvc double glazed window to side aspect. Stairs leading to First Floor Landing.

Lounge

21'8" x 12'10" (6.60m x 3.91m)

Having wooden feature fire surround with inset gas fire on tiled hearth. Two ceiling light points, radiators, coving, decorative dado rail and upvc double glazed windows to front and rear aspect.

Fitted Kitchen

10'11" x 8'3" (3.33m x 2.51m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, tiled splash and mixer tap. Built in electric oven, hob with extractor hood over, integrated microwave, fridge, freezer and space with plumbing for washing machine. Ceiling light point, tiled flooring, upvc double glazed window to rear aspect and door to Rear Garden.

First Floor Landing

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

Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Having built in wardrobes. Ceiling light point, radiator, coving, cupboard housing combination boiler and upvc double glazed window to front aspect.

Bedroom Two

12'11" x 9'0" (3.94m x 2.74m)

Having ceiling light point, coving, radiator, laminate flooring and upvc double glazed window to rear aspect.

Bedroom Three

8'8" x 7'10" (2.64m x 2.39m)

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

Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, radiator, laminate flooring and upvc double glazed window to side aspect.

Outside

The front of the property having a hedgerow border with steps to lawn. A path leading to the enclosed rear garden having paved patio, lawn with borders, two sheds and outside tap.

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



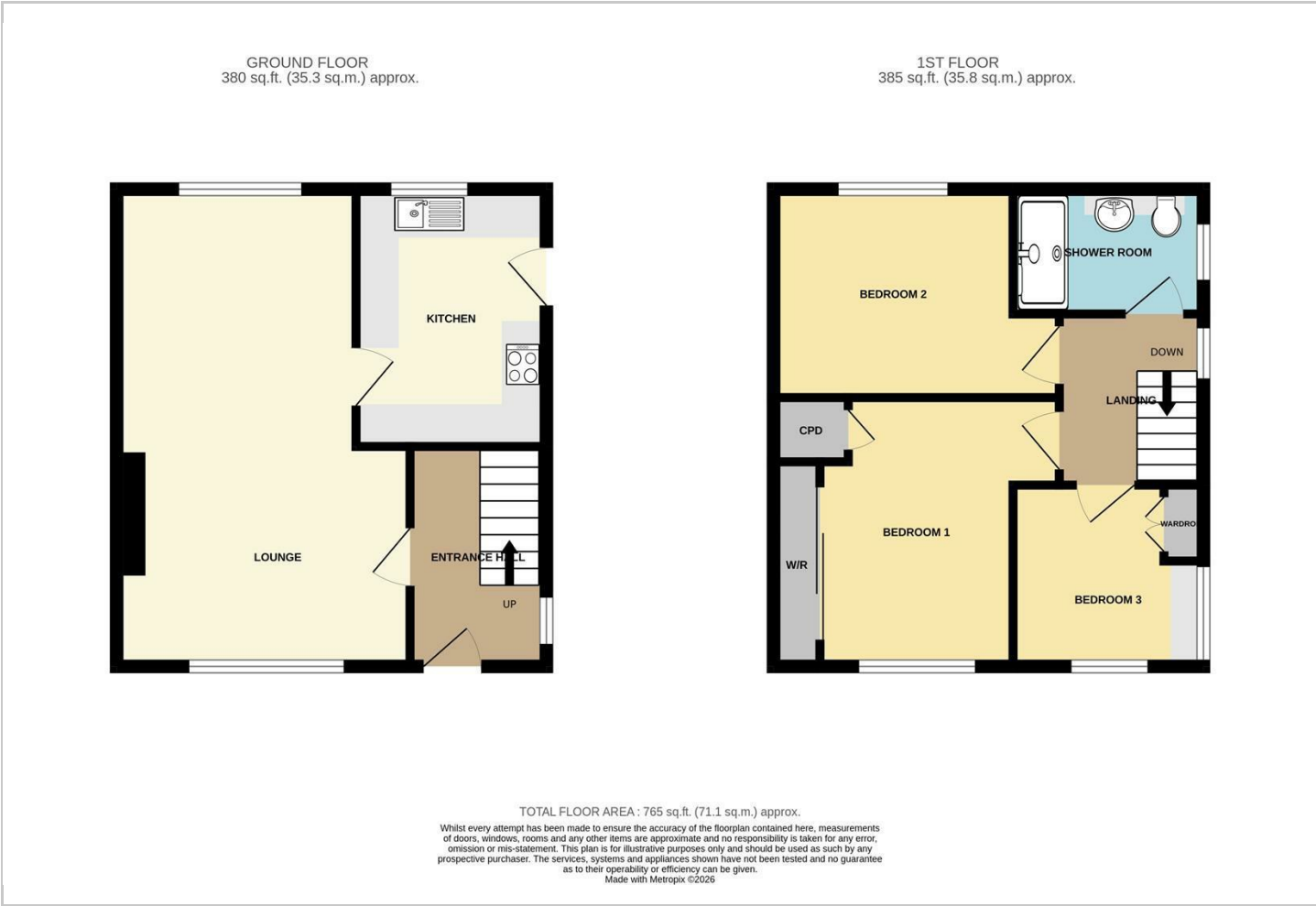
Hybrid Map



Terrain Map



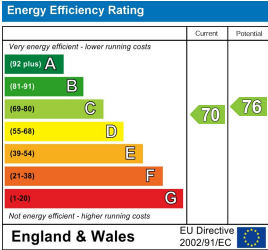
Floor Plan



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.