



1 Garden Drive

Brereton, Rugeley, WS15 1BX

£300,000



Chase Owl are pleased to market this spacious three bedroom detached bungalow. Being situated on a generous plot offering scope for possible development, in need of upgrade and offered with NO UPWARD CHAIN. Entrance Porch, Reception Hallway, Lounge, Breakfast Kitchen, Utility Room, Three Bedrooms and Shower Room. Driveway providing parking for several vehicles to Garage and Good sized Gardens.



Entrance Porch

Approached from upvc door and having tiled flooring with further door to Hallway.

Reception Hallway

Having ceiling light point, radiator and picture rail.

Lounge 16'11" x 13'11" (5.16m x 4.24m)

Having feature fire place with electric fire. Ceiling light point, two radiators, picture rail and two upvc double glazed windows to front and rear aspects. Doors to Bedroom Three and Kitchen.

Breakfast Kitchen 16'9" x 13'10" (5.11m x 4.22m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Electric cooker with extractor hood over, wall mounted combination boiler and seating area. Three ceiling light points, two radiators, loft access and upvc double glazed windows to side and rear aspects. Door to Utility Room and upvc door to Rear Garden.

Utility Room 9'0" x 7'10" (2.74m x 2.39m)

Again being fitted with wall and base mounted units with inset stainless steel sink with mixer tap and drainer. Appliance spaces for washing machine, tumble dryer and dishwasher. Ceiling light point, tiled flooring and upvc double glazed windows to side and front aspects. Upvc double glazed door to side elevation and leading onto a decked seating area.

Bedroom One 10'11" x 10'11" (3.33m x 3.33m)

Having two ceiling light points, radiator, picture rail and upvc double glazed window to side aspect.

Bedroom Two 10'4" x 10'2" (3.15m x 3.10m)

Having ceiling light point, radiator, picture rail and upvc double glazed windows to side and front aspects.

Bedroom Three 10'2" x 7'5" (3.10m x 2.26m)

Having ceiling light point, radiator, picture rail and upvc double glazed window to front aspect.

Shower Room

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

Outside

The property stands on a generous plot with a fenced boundary. Having steps to front entrance door with flower borders and a paved patio to the left of the property. A second set of steps leading from the Kitchen to Driveway providing parking for several vehicles and the DETACHED SECTIONAL GARAGE. Beyond the garage is a lawn with borders , a selection of fruit trees, two sheds, summer house and paved patio. Double wooden gates allowing vehicle access.

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.

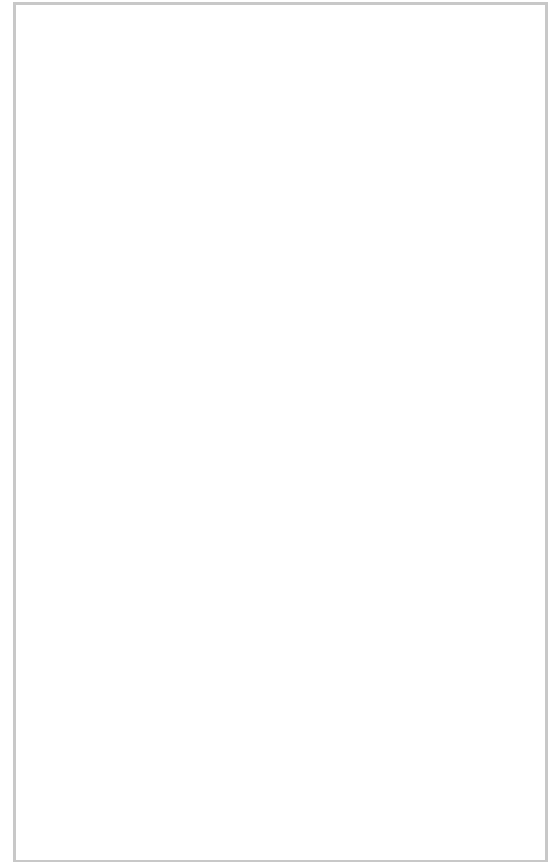
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

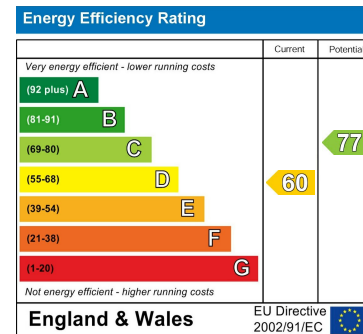
Area Map



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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

