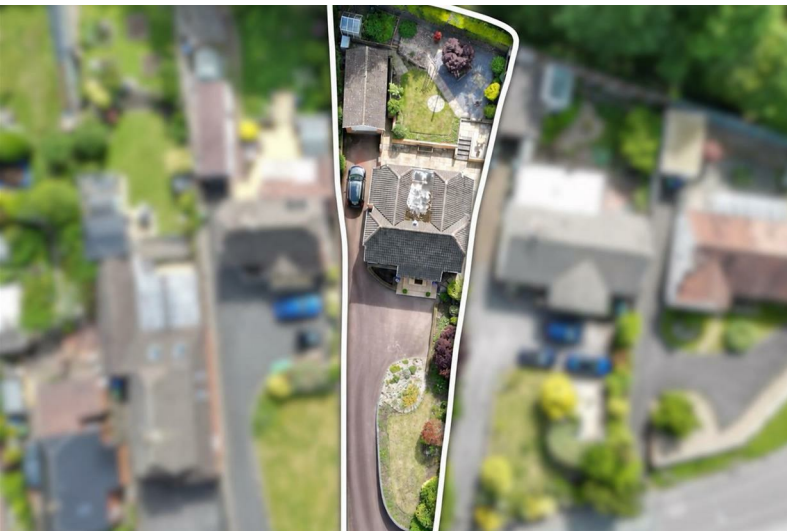




## 6 Coalpit Lane

Brereton, Rugeley, WS15 1EN

**£450,000**



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## Entrance Porch

Approached from upvc front entrance door with windows to front aspect. Tiled flooring with wall light and further hardwood entrance door leading into Hallway.

## Reception Hallway

Having ceiling light point, coving, laminate flooring, radiator, decorative dado rail and stairs leading to First Floor Landing.

## Guest Cloakroom

Comprising vanity hand wash basin and w.c. Ceiling light point, coving, laminate flooring, half wood panelling to walls, wall mounted boiler and upvc double glazed window to side aspect.

## Lounge

26'9" x 14'3" (8.15m x 4.34m)

Having Inglenook style brick fireplace with tiled grate. Two ceiling light points, coving, radiators and upvc double glazed window to front aspect. Upvc French doors leading to Rear Garden.

## Breakfast Kitchen

20'3" x 14'8" (6.17m x 4.47m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel bowl sink with mixer tap, drainer and tiled splash. Space for washing machine, dishwasher and fridge/freezer. Inglenook style brick wall with built in double oven, five ring gas hob and extractor over. Two ceiling lights, coving, part tiled flooring, useful storage cupboard, decorative cast iron gate with hearth and upvc double glazed windows to rear and side aspects. Upvc double glazed door to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, two good sized walk in cupboards, radiator, decorative dado rail and light tunnel.

## Bedroom One

12'11" x 10'11" (3.94m x 3.33m)

Having ceiling light point, decorative dado rail, radiator, wooden floorboards and upvc double glazed window to side aspect.

## Bedroom Two

10'4" x 11'5" (3.15m x 3.48m)

Having ceiling light point, radiator, wooden floorboards and upvc double glazed window to rear aspect.

## Bedroom Three

17'9" x 10'3" (5.41m x 3.12m)

Having ceiling light point, radiator, wooden floorboards and upvc double glazed window to rear aspect.

## Study / Bedroom Four

17'8" x 8'4" (5.38m x 2.54m)

Being L shaped and having ceiling light point, loft access, radiator.

## Refitted Bathroom

Comprising freestanding bath with shower attachment, vanity hand wash basin, w,c and double walk in shower cubicle. Inset ceiling lights, tiling to walls and flooring, heated towel rail and upvc double glazed window to side aspect.

## Outside

The property is situated on a generous plot with a

lawned fore garden and planted flower borders. A sweeping tarmac driveway provides parking for several vehicles and in turn leads to DETACHED GARAGE with roller door, having light, power and attic space. (22'11" x 10'6") The private rear garden is a particular feature of the home with paved patio with steps to lawn with slate borders, mature shrubs, trees, shed, greenhouse and vegetable patch area.

### 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.

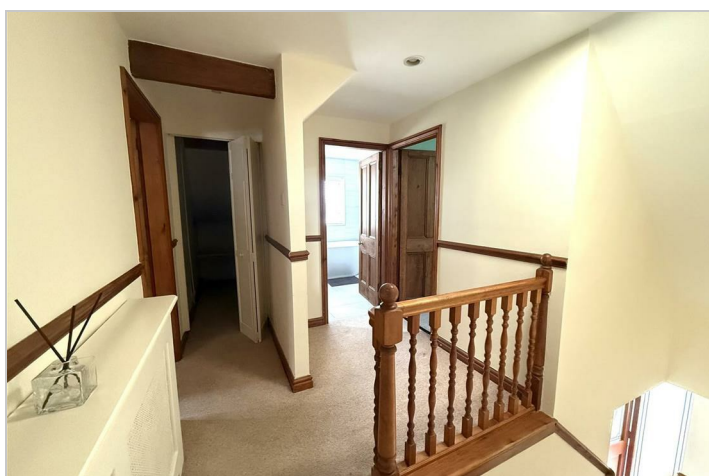
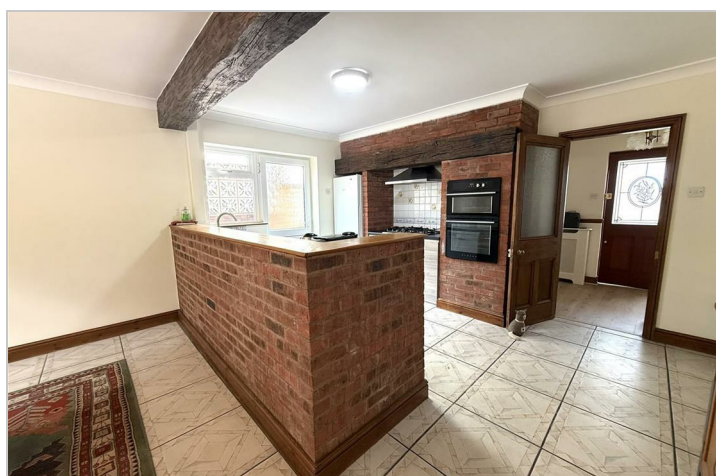
#### Fixtures and Fittings:

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.



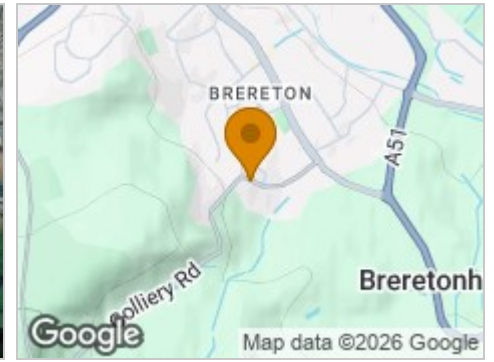
## Road Map



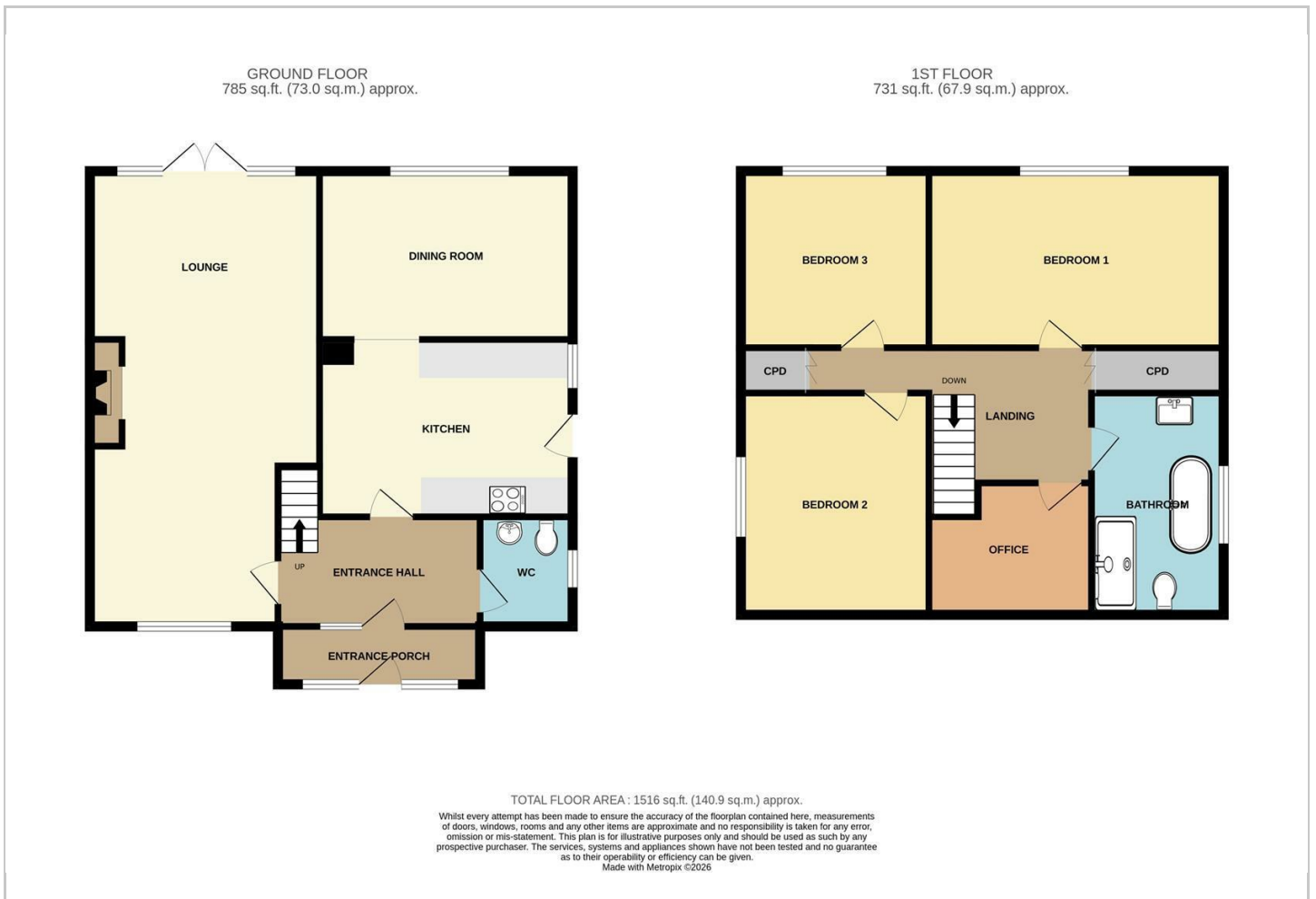
## Hybrid Map



## Terrain Map



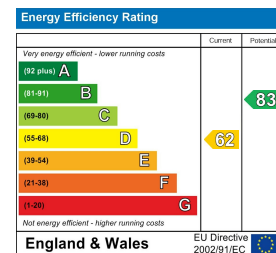
## Floor Plan



## 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.