



3 Woodthorne Close

, Rugeley, WS15 2RZ

£220,000



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Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having inset ceiling lights, radiator and stairs leading to First Floor Landing.

Lounge

14'9" x 11'6" (4.50m x 3.51m)

Having wall mounted electric fire. Ceiling light point, Coving, two radiators and upvc double glazed bow window to front aspect. Arch to Dining Room.

Dining Room

8'2" x 7'4" (2.49m x 2.24m)

Having ceiling light point, coving, radiator and sliding patio door to Conservatory.

Conservatory

7'10" x 8'7" (2.39m x 2.62m)

Being constructed of upvc double glazed frame and having tiled flooring with French doors to Rear Garden.

Fitted Kitchen

8'2" x 6'11" (2.49m x 2.11m)

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. Built in electric oven with gas hob and extractor hood over. Integrated fridge, inset ceiling lights, coving, useful larder cupboard and upvc double glazed window to rear aspect. Door leading into Garage and Utility Room.

Utility Room

7'2" x 7'0" (2.18m x 2.13m)

Being fitted with base mounted units with work surfaces over and having two appliance spaces.

Ceiling light point, coving and upvc double glazed window to rear aspect. Wooden door to Rear Garden.

First Floor Landing

Approached from stairs in hallway and having inset ceiling lights, loft access, radiator and airing cupboard housing combination boiler. Upvc double glazed window to rear aspect.

Bedroom One

11'11" x 8'5" (3.63m x 2.57m)

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

Bedroom Two

10'7" x 8'5" (3.23m x 2.57m)

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

Bedroom Three

6'5" x 6'0" (1.96m x 1.83m)

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

Bathroom

Comprising shaped panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with flower borders. Driveway to Garage with up and over door having light, power and access to Utility Room. The tiered enclosed rear garden having paved patio, steps to lawn and further tier with a paved seating area. 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;

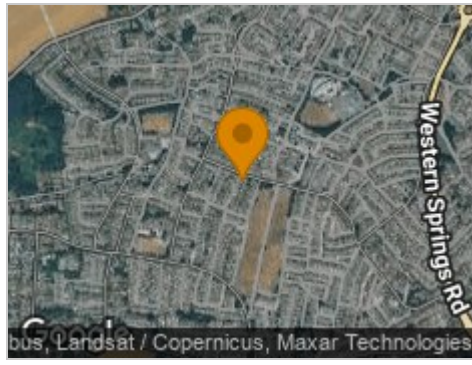
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



Hybrid Map



Terrain Map



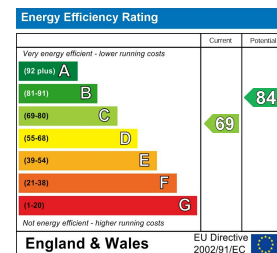
Floor Plan



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