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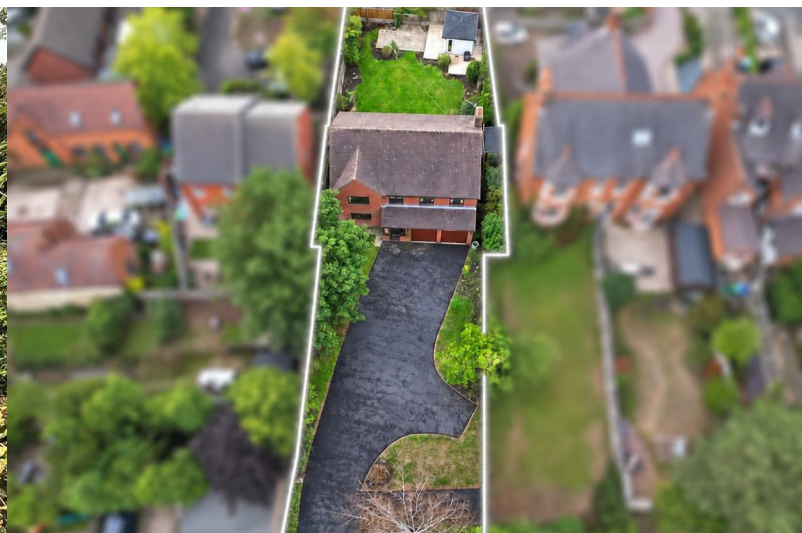
# Landor House 6A Taylors Lane

, Rugeley, WS15 2BX

**Offers in the region of £475,000**

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# Landor House 6A Taylors Lane

, Rugeley, WS15 2BX

## Offers in the region of £475,000






Tucked away on a private garden plot Landor House was built by the current family to offer a spacious four bedroom family home with the practicality of being close to the town centre and its amenities. A viewing is highly recommended of this lovely detached home and the accommodation comprises of:

### Entrance Porch
Approached from front entrance door with side screens and windows to side with light point and granite flooring. Further door leading to Hallway.

### Reception Hallway
Having three light points, coving, two designer radiators, granite flooring and useful under stairs storage. Stair case leading to First Floor Landing.

### Guest Cloakroom
Comprising closet w.c and vanity sink. Ceiling light point, coving, radiator, granite walls and flooring and double glazed window to rear aspect.

### Fitted Kitchen
12'6" x 7'10" (3.81m x 2.39m)
Having a range of hand made wall and base mounted units with granite work surfaces, incorporating inset Belfast sink with mixer tap. Induction cooker with extractor hood over and dishwasher. Ceiling light points, coving, designer radiator, granite flooring and double glazed window to front aspect. Door to Utility Room.

### Utility Room
6'8" x 6'4" (2.03m x 1.93m)
Having washing machine, tumble dryer and fridge. Ceiling light point, granite walls and flooring, heated towel rail and door with window to side elevation.

### Lounge
13'11" x 12'8" (4.24m x 3.86m)
Having inset living flame gas fire on hearth. Two ceiling light points, radiator, granite flooring and double glazed window to rear aspect. Double doors opening to;

### Dining Room
13'8" x 10'6" (4.17m x 3.20m)
Having two ceiling light points, coving, granite flooring, radiator and French double glazed doors to Rear Garden.

### Study
10'0" x 6'9" (3.05m x 2.06m)
Having ceiling light point, radiator, coving, granite flooring and double glazed window to rear aspect.

### Galleried Landing
Approached from Hallway and having three light points, coving, radiator and double glazed window to front aspect.

### Master Bedroom
17'8" x 10'5" (5.38m x 3.18m)
Having two built in walk in wardrobes. Two ceiling light points, radiator and two double glazed windows to rear aspect.

### En Suite
Comprising panelled bath with shower over and screen, pedestal hand wash basin and low level w.c. Ceiling light point, radiator, extractor fan, coving, part tiling to walls and double glazed window to rear aspect.

### Bedroom Two
16'10" x 10'11" (5.13m x 3.33m)
Having two ceiling light points, coving, two radiators and two double glazed windows to front aspect.

## Bedroom Three
13'8" x 12'11" (4.17m x 3.94m)
Having two ceiling light points, radiator, coving and double glazed window to rear aspect

## Bedroom Four
12'6" x 7'2" (3.81m x 2.18m)
Having ceiling light point, radiator, coving and double glazed window to front aspect.

## Bathroom
Comprising 'p' shaped jacuzzi bath with shower over and screen, pedestal hand wash basin and low level w.c. Ceiling light point, extractor fan, coving, heated towel rail, laminate flooring, full tiling to walls and airing cupboard housing hot water cylinder. Two double glazed windows to side aspect.

## Outside
The property is accessed via a private shared driveway leading to a good sized driveway providing parking for numerous vehicles.This in turn leads to the ;

DETACHED DOUBLE GARAGE (17'1" X 16'9")
Having wooden doors with power and lighting. Wall mounted boiler.

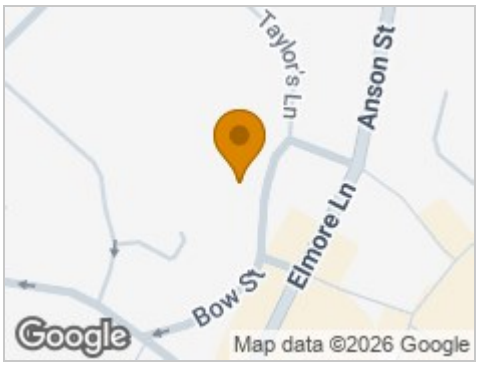
A lawned fore garden with borders and gates to both sides leading to the enclosed rear. The rear garden being south facing and having paved patio to shaped lawn with flower borders. A further seating area with summer house. Useful outside tap

## 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



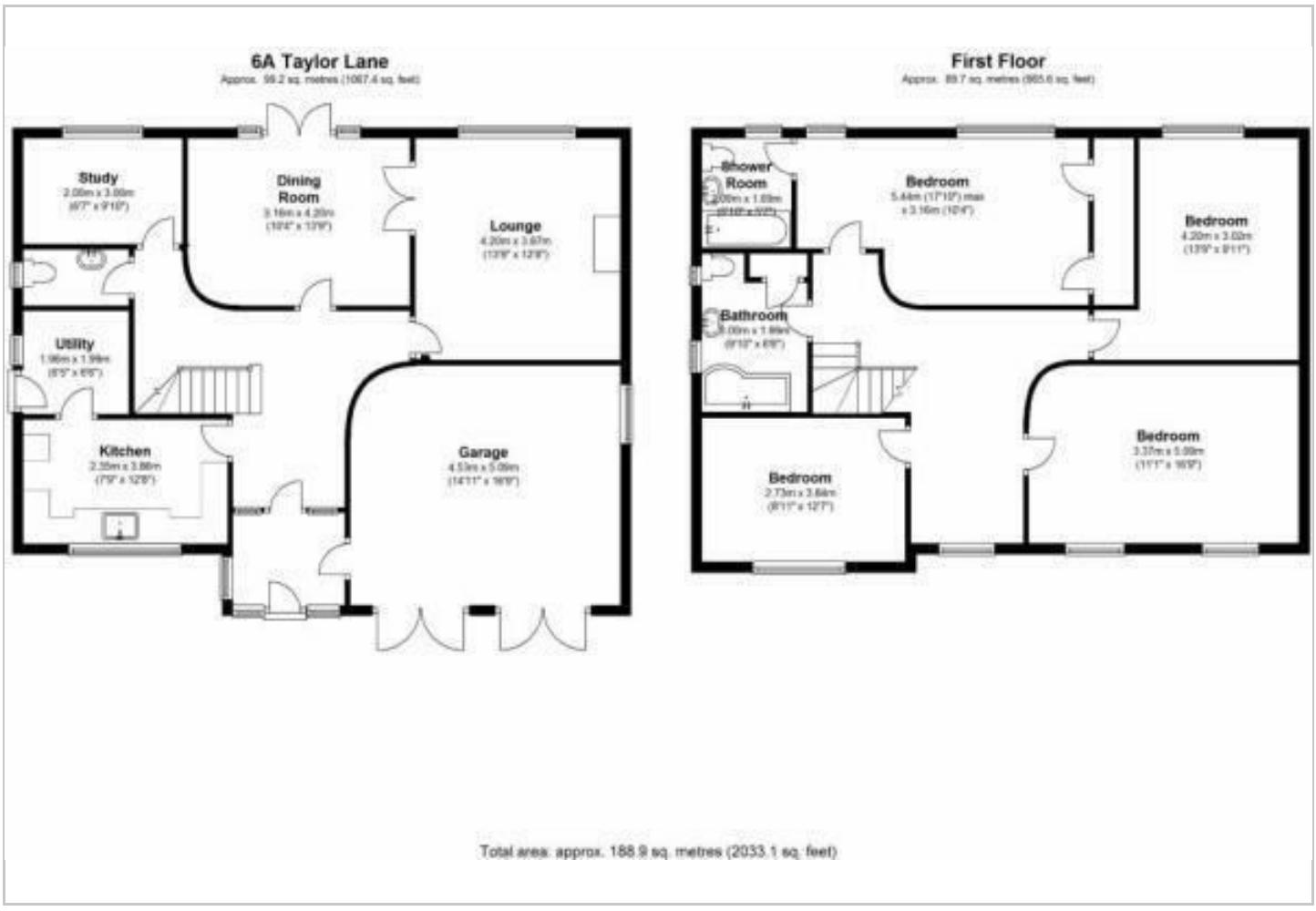

## Hybrid Map




## Terrain Map



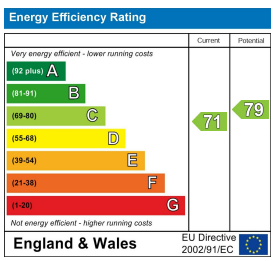

## Floor Plan




## 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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk