chase owl estates

11 Hereford Way

, Rugeley, WS15 1GP

£420,000

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Chase Owl are pleased to market this well presented spacious four bedroom executive property. Situated on the popular Birches Estate, within a quiet cul de sac and having easy access to Cannock Chase and local amenities. Having Entrance Hallway, Guest Cloaks, Lounge, Open Plan Family Breakfast Kitchen, Conservatory and Utility Room. First Floor Landing to Master Bedroom with Dressing area and En Suite, Bedroom Two with En Suite, Two further Bedrooms and Bathroom. Off road Parking to Garage store and Enclosed Garden to Rear.

Entrance Hallway
Approached from upvc double glazed front entrance door and having inset ceiling lights, wooden flooring, panelling to walls, radiator and stairs leading to First Floor Landing.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator and wooden flooring

Lounge 16'8" x 11'2" (5.08m x 3.40m)
Having two ceiling light points, radiators, wooden flooring and upvc double glazed bay window to front aspect. Double doors leading to Family Breakfast Kitchen.

Family Breakfast Kitchen to Dining Area 27'1" x 12'2" (8.26m x 3.71m)
KITCHEN AREA; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob and extractor over, Integrated fridge/freezer, dishwasher and further appliance space. Breakfast island allows further storage and seating. Inset ceiling lights, wooden flooring, radiators and upvc double glazed window to rear aspect. French doors to Rear Garden and door to Utility Room.

Conservatory 13'7" x 9'1" (4.14m x 2.77m)
Being constructed of brick base and upvc double glazed frame and having light point, radiator, wooden flooring and French doors to Rear Garden,

Utility Room 9'0" x 8'8" (2.74m x 2.64m)
(previously part of the Garage) Having wall and base units with work surfaces over, with appliance spaces. Wall mounted boiler, ceiling light point, laminate flooring and bi fold door to Garage space.

First Floor Landing
Approached from stairs in Hallway and having inset ceiling lights, loft access, airing cupboard with hot water cylinder and shelving.

Master Bedroom 13'3" x 11'7" (4.04m x 3.53m)
Having built in wardrobes, ceiling light point, radiator and walk in upvc double glazed bay window to front aspect. Access to En Suite having a range of built in wardrobes.

Refitted En Suite
Comprising walk in double shower, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, extractor fan and upvc double glazed window to front aspect.

Bedroom Two 10'3" x 10'1" (3.12m x 3.07m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect. Door to En Suite.

En Suite
Comprising walk in shower cubicle, pedestal hand wash basin and w.c Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

Bedroom Three 12'6" x 8'0" (3.81m x 2.44m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

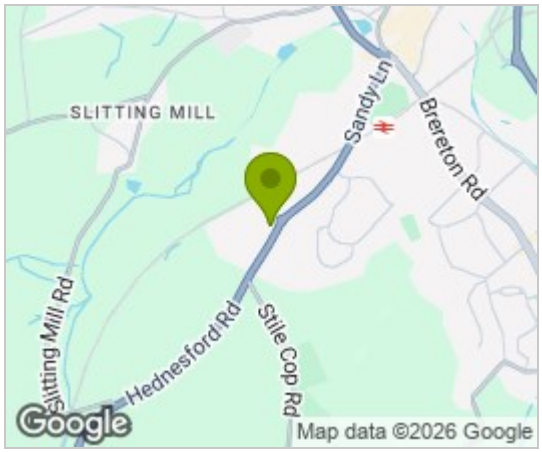
Bedroom Four 9'3" x 8'3" (2.82m x 2.51m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Family Bathroom
Comprising corner panelled bath, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, part tiling to walls, extractor fan and upvc double glazed window to side aspect.

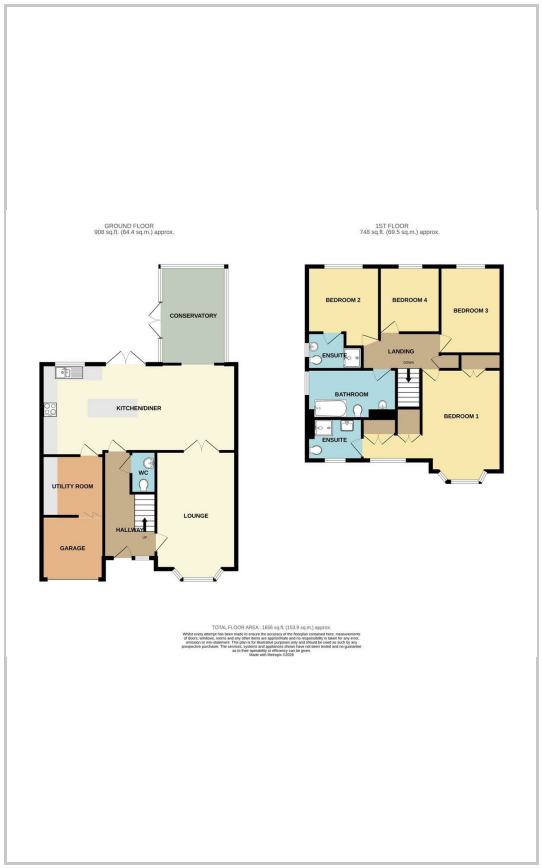
Outside
The property is situated within a quiet cul de sac and having driveway providing parking for several vehicles and a lawned fore garden. An up and over door allows access to the Garage Store. Pedestrian gate leads to the enclosed Rear Garden having paved patio, lawn with planted borders, outside tap and lighting.

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.

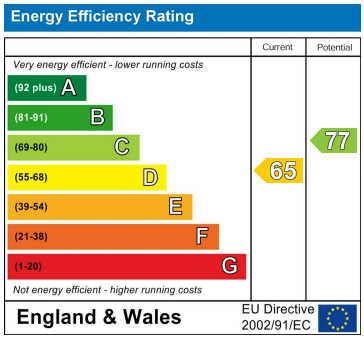
Area Map



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.

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