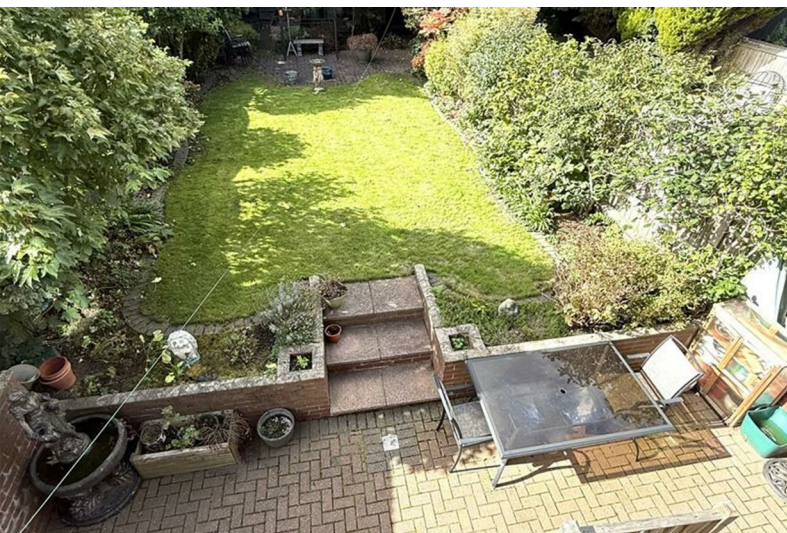




32 Brereton Road

Brereton, Rugeley, WS15 1DW

£325,000



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Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, LVT flooring and stairs to First Floor Landing. Doors to Lounge and Breakfast Kitchen.

Lounge

18'1" x 17'8" (5.51m x 5.38m)

Having feature fire surround with inset gas fire on marble hearth. Two ceiling lights, wall lights, two radiators, upvc double glazed window to rear aspect and sliding patio doors to the enclosed rear garden.

Breakfast Kitchen

21'5" x 9'3" (6.53m x 2.82m)

Being fitted with a range of wall and base mounted units with quartz work surfaces over, incorporating inset sink with mixer tap and drainer. Built in eye level double electric oven, induction hob with extractor hood over and integrated dishwasher. Two ceiling lights, radiator, Karndean flooring and upvc double glazed window to front aspect. Arch to;

Utility Room

Having space with plumbing for washing machine and further appliance space. Inset ceiling lights, extractor fan and laminate flooring. Doors to Bedroom Four and Wet Room.

Downstairs Wet Room

Comprising walk in shower, hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator and useful walk in storage cupboard with shelving.

Bedroom Four/ Study

9'4" x 7'4" (2.84m x 2.24m)

Having inset ceiling lights, radiator, LVT flooring and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder to combination boiler, coving and upvc double glazed window to side aspect.

Bedroom One

18'5" x 9'5" (5.61m x 2.87m)

Having ceiling light point, radiator, built in wardrobes, coving and upvc double glazed window to rear aspect.

Bedroom Two

14'5" x 9'5" (4.39m x 2.87m)

Having ceiling light point, radiator, built in wardrobes, coving and upvc double glazed window to front aspect.

Bedroom Three

15'5" x 8'0" (4.70m x 2.44m)

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

Refitted Shower Room

Comprising double walk in shower unit, vanity hand wash basin and w.c. Two ceiling light points, tiling to walls, radiator and upvc double glazed window to front aspect.

Outside

The front of the property having a blocked paved driveway providing parking for several vehicles and planted borders. Pedestrian gate leads to pathway to front entrance door and further gate to the enclosed rear garden. This being SOUTH FACING and having paved patio, steps to lawn with flower borders, outside tap and power. At the top of the Garden is a

block Garage/ Workshop with power and light.
The property is fitted with a selection of SOLAR PANELS which we are advised are owned by the vendor on a feed in tariff.

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.