

# 9 Hawthorn Way

, Rugeley, WS15 2RX

**£340,000**

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### Entrance Hallway
Approached from a composite front entrance door and having inset ceiling lights, oak flooring, radiator, useful cloaks cupboard and stairs leading to First Floor Landing. Door to Lounge.

### Lounge
14'3" x 11'2" (4.34m x 3.40m)
Having a media wall with inset pebble electric feature fire. Ceiling light point, radiator, decorative dado rail, laminate flooring and upvc double glazed bow window to front aspect. Doors to Bedroom Annex and Kitchen.

### Breakfast Kitchen
14'9" x 10'9" (4.50m x 3.28m)
Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset enamel sink with hot tap and drainer. Built in electric oven, induction hob with extractor hood over, integrated microwave, dishwasher and fridge / freezer. Inset ceiling lights, radiator, laminate flooring and being open plan to Family Room.

### Family Room
13'3" x 8'8" (4.04m x 2.64m)
Having media wall with feature inset electric fire. Ceiling light point, radiator, laminate flooring and bi fold doors to Rear Garden. A secret door to Study / Utility Room.

### Utility Room / Study
9'6" x 7'6" (2.90m x 2.29m)
Being fitted with a range of wall and base mounted units with inset enamel sink with shower attachment. Inset ceiling lights, radiator, laminate flooring and upvc double glazed window to rear aspect.

### Bedroom Annex; Dressing Room
Approached from door in Lounge and having a range of built in wardrobes with mirror fronts. Inset light point, laminate flooring and skylight to ceiling.

### Bedroom
10'10" x 8'0" (3.30m x 2.44m)
Having light points, laminate flooring, radiator and skylight to ceiling.

### En Suite Shower Room
Comprising walk in shower cubicle. vanity hand wash basin and closet w.c. Inset ceiling lights, tiled flooring, extractor fan, heated towel rail, part tiling to walls and airing cupboard with shelving.

### First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

### Bedroom One
12'8"x 8'6" (3.86mx 2.59m)
Having built in wardrobe, inset ceiling lights, radiator and upvc double glazed window to front aspect.

### Bedroom Two
9'6" x 8'6" (2.90m x 2.59m)
Having inset ceiling lights, built in wardrobe, radiator and upvc double glazed window to rear aspect.

## Bedroom Three

9'3" x 7'6" (2.82m x 2.29m)

Having inset ceiling lights, built in wardrobe, radiator and upvc double glazed window to front aspect.

## Shower Room

Comprising walk in shower cubicle, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, tiled flooring and upvc double glazed window to rear aspect.

## Outside

The front of the property having a block paved driveway providing parking for several vehicles. This in turn leading to Garage store with roller shutter door and covered canopy to front entrance door. The enclosed rear garden having a paved patio with steps to lawn with borders and a further paved seating area. Shed and 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:

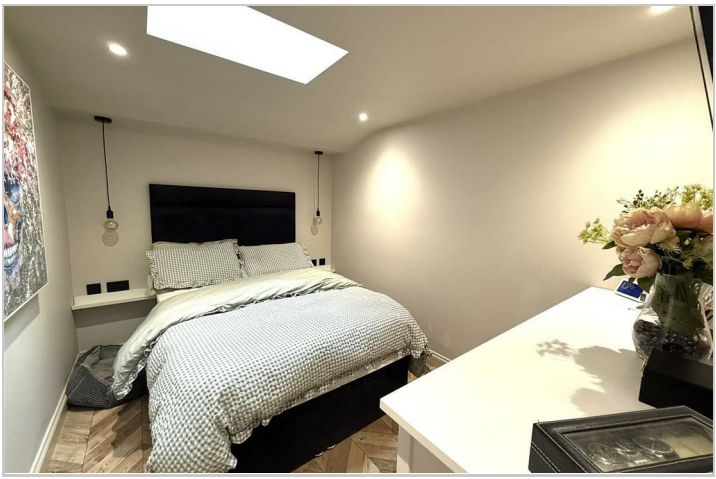
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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





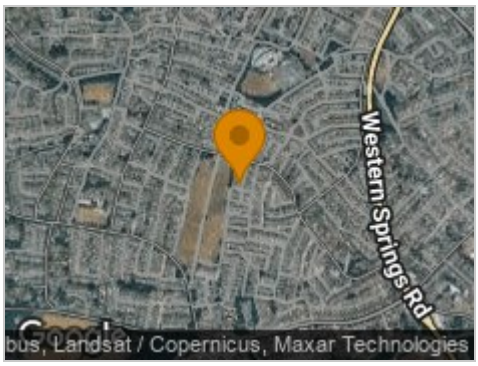




## Road Map




## Hybrid Map




## Terrain Map



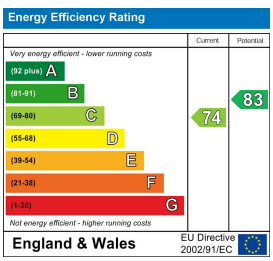

## Floor Plan




## 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.

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