



£195,000

TENURE : FREEHOLD

9 Whitgreave Lane, Rugeley. WS15 1NG

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

Southwells
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Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to bring to the market this well presented 4 bedroom semi detached house for sale on Whitgreave Lane, the Pear Tree Estate. With vast parking at the rear, a garage, a downstairs toilet and gas central heating and double glazing. This well kept modern property also provides the following accommodation:

Front of property

Fully enclosed front garden with low maintenance tearing consisting of concrete potting areas and artificial grass. Steps leading down to front door and side access to rear of property.

Entrance

UPVC door into entrance hall. With carpeted flooring. Spotlight to ceiling. Stairs off. Doors off to lounge & guest wc.

Guest wc: 4'09" (1.46m) X 4'02" (1.27m)

Vinyl flooring. Sheet tiling to walls. Column radiator to wall. Spotlight to ceiling. A recess with shelving for storage. White low level toilet. White sink set in vanity unit.

Lounge: 19'09" (6.02m) X 9'10" (3.01m)

Front facing window. Rear facing French patio doors. Carpeted flooring. 2 light fittings to ceiling. 2 radiators. Electric fire set in metal and wood surround. Door into kitchen.

Kitchen: 15'01" (4.60m) X 10'11" (3.34m)

Side facing obscured glass window. Vinyl flooring. Spotlights to ceiling. Part tiled walls. Splashback behind hob. Range of wall and base units with breakfast island. Grey resin sink and drainer with mixertap. Integrated 'NEFF' electric oven and grill. Understairs storage cupboard. Integrated washing machine. Open plan to dining room.

Dining room: 8'09" (2.68m) X 8'10" (2.69m)

Rear facing french patio doors to rear garden. Twin aspect side facing windows. Carpeted flooring. Spotlights to ceiling. Radiator.

Stairs & landing

Fully enclosed stairway with carpeted flooring and handrail. Spotlights to ceiling. Loft hatch to ceiling. Airing cupboard containing 'Worcester Bosch' combi boiler. Doors off to all upstairs rooms.

Bedroom 1: 11'07" (3.53m) X 10'02" (3.10m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobe.

Bedroom 2: 8'10" (2.70m) X 8'11" (2.72m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 3: 8'10" (2.71m) X 9'01" (2.78m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 4: 10'07" (3.24m) X 6'03" (1.90m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Family bathroom: 7'02" (2.18m) X 5'06" (1.68m)

Side facing obscured glass window. Vinyl flooring. Sheet panel/tiling to wall. Towel radiator to wall. 'P' shaped bath with glass shower screen and 'waterfall' shower over. White low level toilet and sink with mixer tap. Spotlights to ceiling.

Rear of property

Large low maintenance paved rear garden with steps leading to garage and carport off the tarmac driveway.

Garage: Approx 14'05" (4.40m) X 18'09" X (5.71m)

Stand alone garage with UPVC access door.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: A

EPC Rating: TBC

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

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i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

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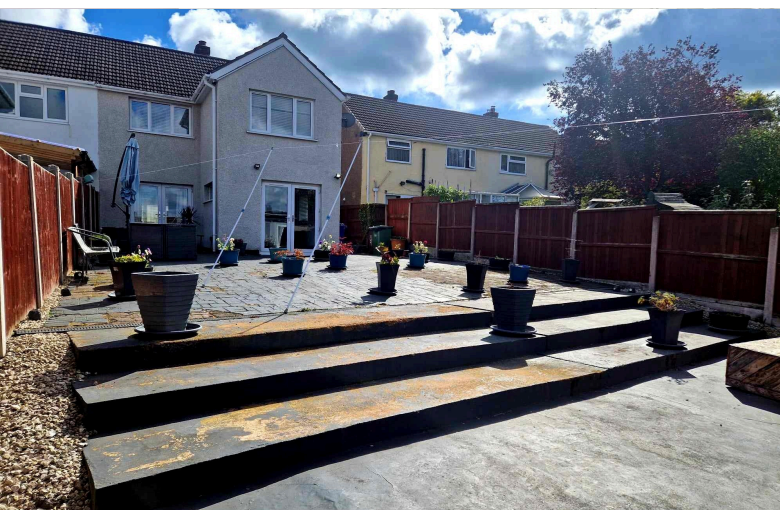
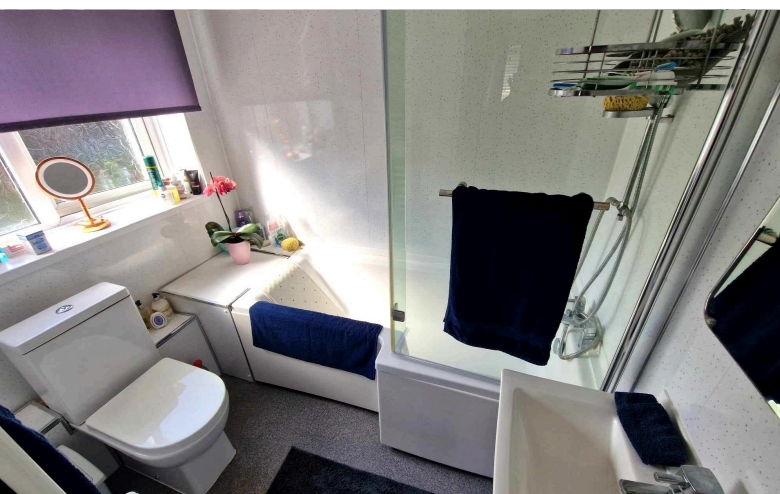
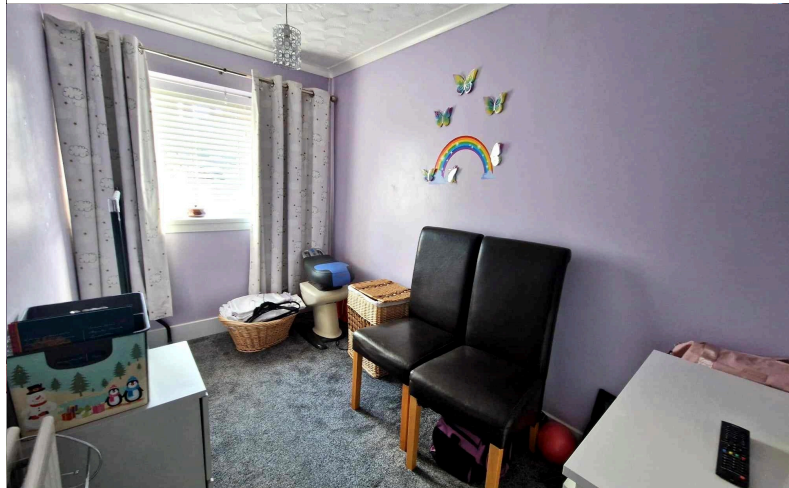
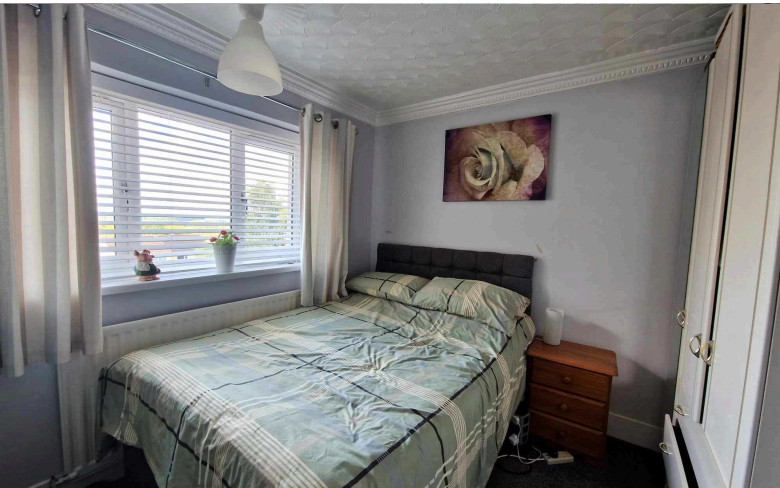
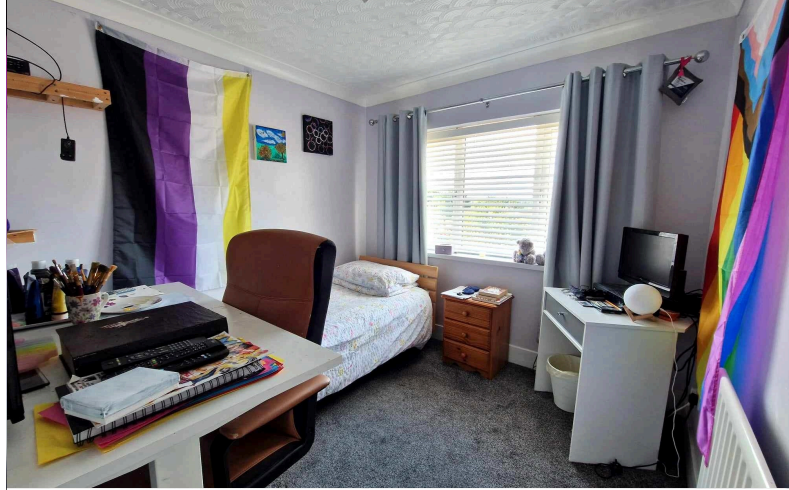
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