

**£345,000**

**TENURE : FREEHOLD**

**Old Eaton Road, Rugeley. WS15 2EZ**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

[southwellssales@gmail.com](mailto:southwellssales@gmail.com) | 01889582137

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



Southwells are pleased to bring to the market this 3 bedroom detached bungalow on the desirable Old Eaton Road in Rugeley. With a driveway, garage and enclosed rear garden, this spacious must be viewed to appreciate the following accommodation.

#### Front of property

With the front garden being split into a low maintenance front with stones and mature shrubs. Slabbed path to UPVC side access door to rear garden. The other side is a tarmac driveway leading to the front door and a small carport leading to garage.

#### Entrance hall

Spacious entrance hall leading off to hallway with doors off to all rooms. Carpeted flooring. 2 light fittings to ceiling. Radiator. Large storage cupboard. with loft hatch to ceiling.

Lounge/Dining room: 19'06" (5.94m) X 9'07" (2.93m) min. 14'06" (4.43m) max.

Front facing bay window and triple aspect standard window front & side facing. Carpeted flooring. 2 light fittings to ceiling. Radiator. Gas fire set in marble and wood surround.

Kitchen: 15'10" (4.83m) X 7'04" (2.23m)

Front facing window. Rear facing UPVC door to rear garden. Tiled flooring. Fully tiled walls. Range of wall and base units. Stainless steel sink and drainer with mixer tap. Plumbing for automatic washing machine and dishwasher. Plumbing for gas cooker. Pantry style cupboard and additional cupboard containing Valliant combi boiler.

Guest WC: 5'11" (1.81m) X 2'11" (0.89m)

Small front facing window. Vinyl flooring. Light fitting to ceiling. Extractor fan to ceiling. Fully tiled walls. Cream low level toilet and small wash basin set in vanity unit.

Bedroom 1: 13'00" (3.96m) X 10'01" (3.09m)

Side facing window. Laminate flooring. Light fitting to ceiling. Radiator.

Bedroom 2: 9'11" (3.04m) X 8'11" (2.72m)

Rear facing UPVC and glass French door to rear garden. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobes.

Bedroom 3: 10'01" (3.08m) X 6'09" (2.07m)

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

Shower room: 6'02" (1.89m) X 5'05" (1.66m)

Side facing obscured glass window. Vinyl flooring. Fully tiled walls. Light fitting to ceiling. Radiator. White toilet. White sink set in vanity unit. Walk in shower cubicle with glass surround and shower to wall.

#### Rear of property

Fully enclosed rear garden with slabbed patio area. Raised lawn with mature borders and potting area. To one side there is rear access to the garage and to the other side there are 3 built in storage cupboards and a UPVC door to the front of the property.

Garage: 15'06" (4.74m) X 8'11" (2.73m)

With up and over door. Fitted with lighting and electrics. UPVC door to rear garden.

**Tenure: Freehold**

**Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com**

**Council Tax Band: D**

**EPC Rating: TBC**

**Construction: Standard Brick Construction**

**Electric Supply: Mains**

**Gas Supply: Mains**

**Water Supply: Mains**

**Sewerage: Mains**

**Broadband and mobile coverage: TBC**

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**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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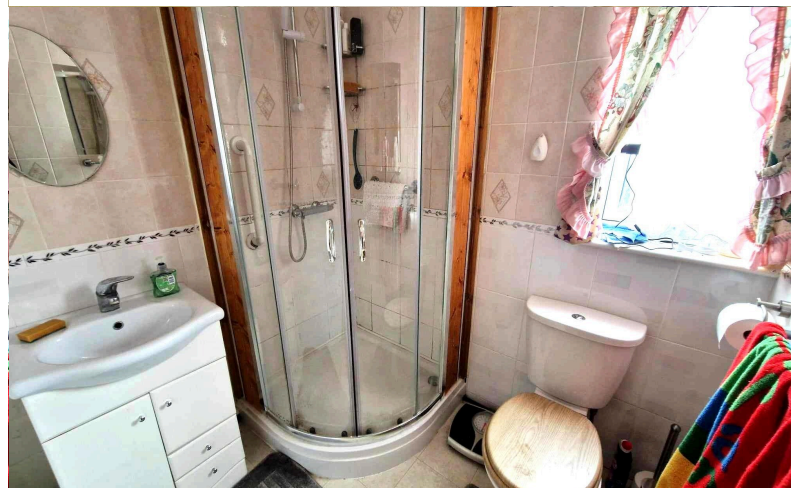
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