

Offers Over £335,000

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Estate Agents



**Needwood Grange**

Abbots Bromley, Rugeley, WS15 3AU

# Needwood Grange, Abbots Bromley, Rugeley WS15 3AU

Jayman are delighted to offer for sale, this perfectly located two bedroom detached bungalow on Needwood Grange, Abbots Bromley.

The property very briefly comprises of, hallway leading to living area, through to kitchen, utility room and garden room. Further leading from the hall is a cupboard housing a new boiler, two bedrooms and the bathroom. The property also benefits from having a fitted pull down fold away ladder, leading up into a boarded loft area, giving further potential. The property also benefits from having a full new rewire to the latest standards.

## Hallway

spacious hallway with bi-folding doors leading to living area. Further leading to two bedrooms, bathroom and cupboard housing the NEW boiler.

## Living area 20'11" x 17'0" (6.40 x 5.20)

with two new radiators and having doors into the kitchen and garden room.

## Kitchen 10'9" x 9'2" (3.3 x 2.8)

having a range of base, wall units and drawers, stainless steel sink with chrome taps, separate drinking water tap, space for fridge-freezer, freestanding range cooker with extractor above, built in dishwasher and door leading out into front garden.

## Utility Room 6'7"x 6'3" (2.01x 1.91 )

with a useful wall cupboard, additional shelving and space for washing machine and dryer, having door leading to rear garden.

## Garden Room 14'8" x 6'7" (4.49 x 2.01)

overlooking the rear garden. Having radiator and door leading to utility room.

## Bedroom One 13'9" x 10'9" (4.2 x 3.3)

overlooking the front garden.

## Bedroom Two 11'9" x 10'2" (3.6 x 3.1)

overlooking the front garden.

## Bathroom 6'9" x 6'6" (2.08 x 2)

having new modern white suite comprising of basin with chrome taps, toilet and bath with shower screen and shower above. Fully tiled.

## Garage 14'9" x 8'2" (4.5 x 2.5 )

with up and over door.

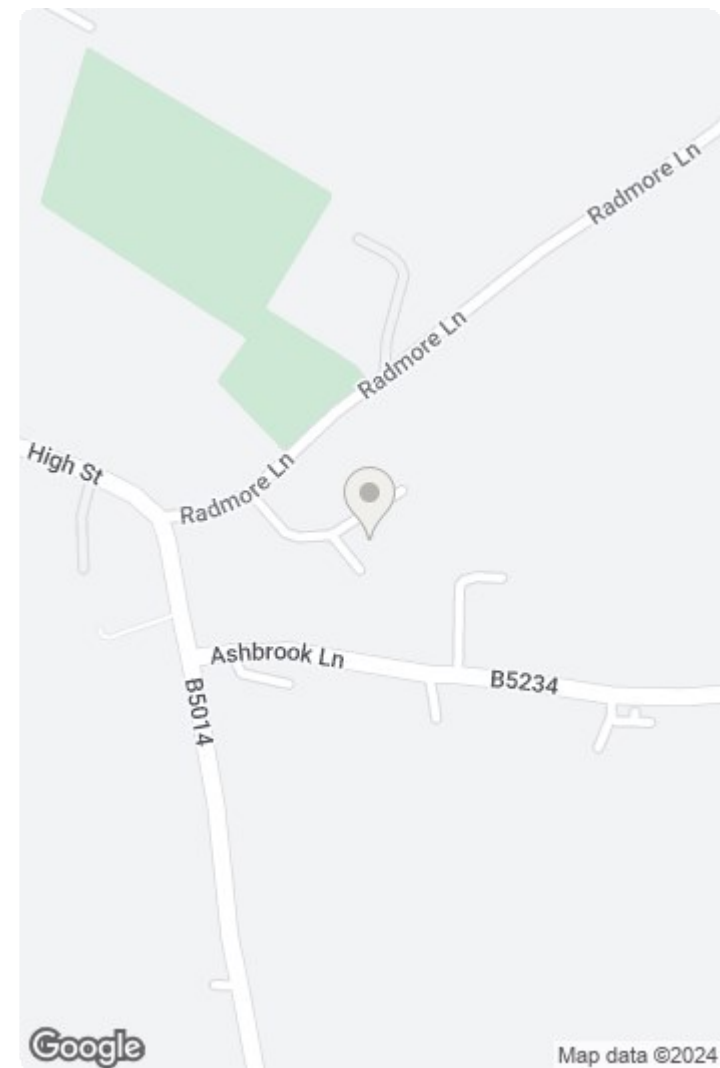
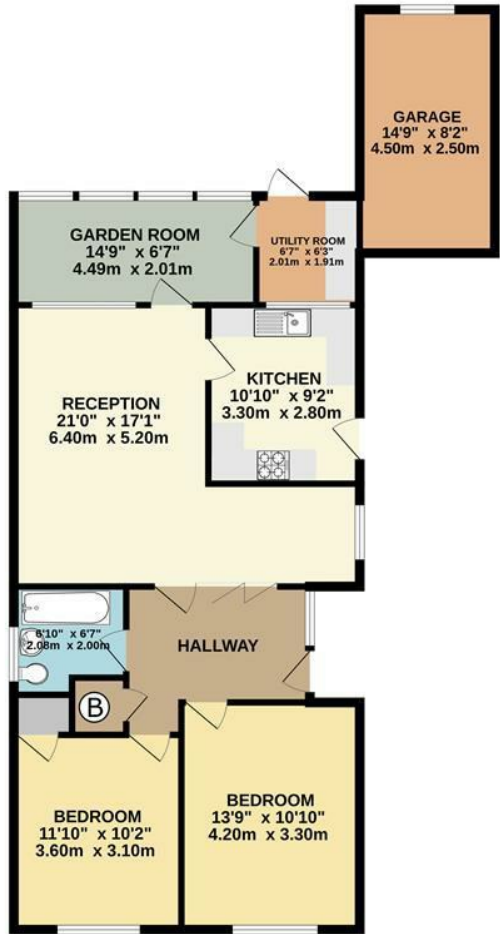
## Loft

equipped with pull down loft ladder and part boarded.



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GROUND FLOOR



TWO BEDROOM DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
All energy efficient - higher running costs  
All environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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