

Asking Price £380,000

Jayman
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Estate Agents



Hereford Way

Rugeley, WS15 1GP

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Jayman offer for sale this well presented and spacious four bedroom detached house on the popular Birches Estate in Rugeley.

Available with no upward chain.

Approach

Via driveway allowing parking for several cars and access to the integral garage. Side access to the garden is by way of a gate to the right hand side.

Entrance hall

With stairs to first floor, under-stair storage cupboard, Guest WC, and doors to the Breakfast Kitchen to rear and to the Lounge.

Guest WC

With WC and wash hand basin.

Lounge

Spacious lounge with bay window to fore, feature fireplace and double doors opening to Dining Room to the rear.

Dining Room

With space for dining suite, window to rear and double doors opening to Lounge.

Breakfast Kitchen

Spacious breakfast kitchen with sink and drainer, hob, integral cooker, integral fridge, space for further appliances, island with storage underneath, door to garage, door to garden and doors to entrance hall and dining room.

Garage

Garage houses boiler and circuit board with up and over door.

First floor

Landing with doors leading to;

Master Bedroom

Spacious master bedroom with bay window to fore, built in wardrobes, dressing room area with further built in wardrobes and ensuite shower room.

Ensuite

With suite comprising double shower, wash hand basin and WC.

Bedroom 2

Double bedroom with window to rear and ensuite shower.

Ensuite

With shower cubicle, wash hand basin and WC.

Bedroom 3

With window to rear.

Bedroom 4

With window to rear.

Family bathroom

With large corner bath, wash hand basin and WC.

Gardens

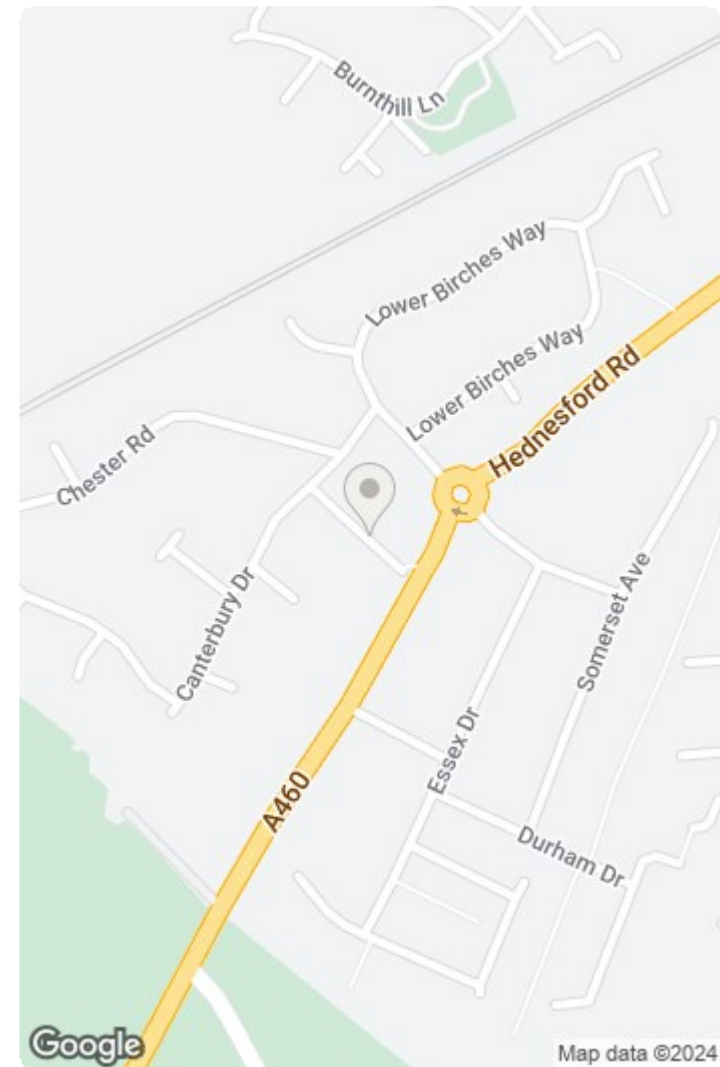
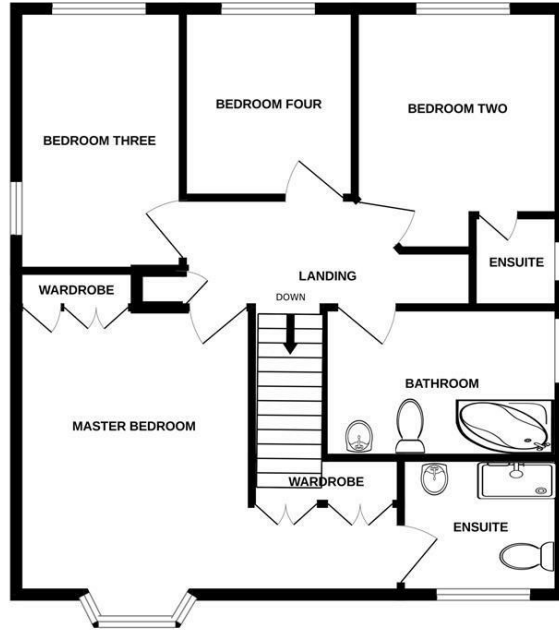
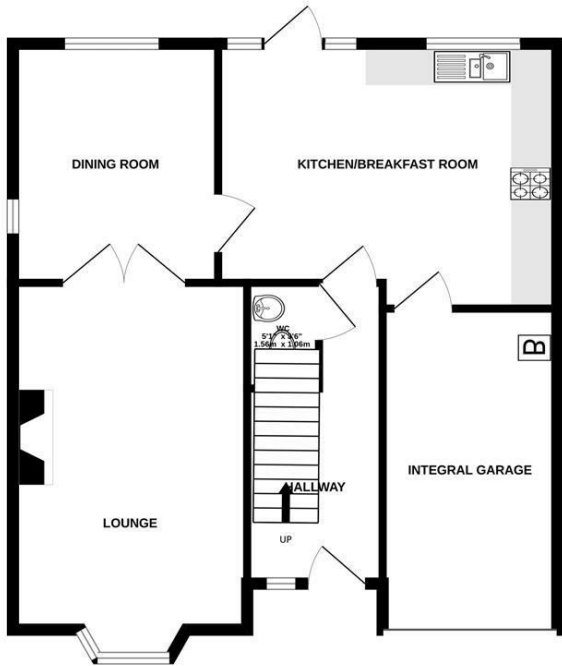
With large patio area and good sized rear garden with decked entertainment area and separate paved area. Side storage to one side of house and side access to the front on the other.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

GROUND FLOOR

1ST FLOOR



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	
102-151 kWh/m ² A			102-151 g/m ² A	
91-101 kWh/m ² B			91-101 g/m ² B	
81-90 kWh/m ² C			81-90 g/m ² C	
71-80 kWh/m ² D	61	66	71-80 g/m ² D	
61-70 kWh/m ² E			61-70 g/m ² E	
51-60 kWh/m ² F			51-60 g/m ² F	
41-50 kWh/m ² G			41-50 g/m ² G	
Below 40 kWh/m ² G			Below 40 g/m ² G	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

