

Fixed Asking Price £325,000

Jayman  
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Estate Agents



**Needwood Grange**

Abbots Bromley, Rugeley, WS15 3AU

# Needwood Grange, Abbots Bromley, Rugeley WS15 3AU

## **\*\*REDUCED PRICE\*\***

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.

## **Looking to sell your home?**

Our dedicated team is here to make the process smooth, stress-free, and successful.

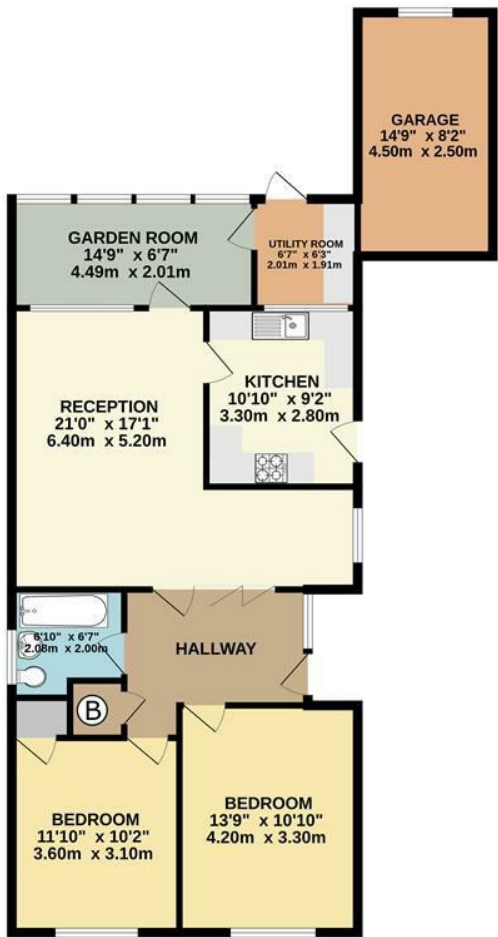
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



**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](http://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



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>		87	92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>		70	70-80 <b>C</b>		
59-69 <b>D</b>			59-69 <b>D</b>		
49-58 <b>E</b>			49-58 <b>E</b>		
39-48 <b>F</b>			39-48 <b>F</b>		
29-38 <b>G</b>			29-38 <b>G</b>		
1-28 <b>Not energy efficient - higher running costs</b>			1-28 <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		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.

