



2 Garden Drive

Brereton, Rugeley, WS15 1BX

Offers invited £259,995



" REDUCED BY £40,000 FOR A QUICK SALE "Chase Owl are pleased to market this traditional spacious two bedroom detached home. Situated on a substantial corner plot, in need of some upgrade but offering scope to extend and within walking distance to local amenities. Having Entrance Porch, Reception Hallway, Guest Cloakroom, Lounge, Breakfast Kitchen, Utility Room and Garden Room. First Floor Landing to Two Double Bedrooms, Separate w.c and Shower Room. Driveway to Garage and good sized Gardens to front and rear.



Entrance Porch

Approached from upvc front entrance doors and having tiled flooring with further door to Reception Hallway.

Reception Hallway

Having ceiling light point, radiator, wood paneling to walls, useful under stairs storage cupboard, coving and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c, part tiling to walls, ceiling light point and upvc double glazed window to side aspect.

Lounge 14'5" x 12'1" (4.39m x 3.68m)

Having wooden feature fire surround with gas fire on hearth. Ceiling light point, picture rail, radiator and upvc double glazed bay window to front aspect.

Breakfast Kitchen 12'1" x 12'5" (3.68m x 3.78m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over, integrated fridge and further appliance space. Ceiling light point, tiled flooring, radiator, upvc double glazed window to rear aspect and door to Utility Room.

Utility Room 15'5" x 6'3" (4.70m x 1.91m)

Being constructed of brick base with upvc double glazed frame and having appliance spaces, wall mounted combination boiler, light point and tiled flooring. Upvc double glazed doors leading to Garden Room and the Rear Garden.

Garden Room 9'6" x 7'5" (2.90m x 2.26m)

Being constructed of upvc double glazed frame and having light point, tiled flooring and upvc door leading to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, coving and upvc double glazed window to side aspect.

Bedroom One 12'2" x 11'2" (3.71m x 3.40m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 14'8" x 12'8" (4.47m x 3.86m)

Having ceiling light point, radiator, picture rail, coving and upvc double glazed bay window to front aspect.

Shower Room

Comprising walk in shower and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls, airing cupboard and upvc double glazed window to front aspect.

Separate W.C

Comprising w.c, ceiling light point, loft access, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property stands on a generous corner plot with walled fore garden being mainly laid to lawns with mature borders. A pathway wraps around the property leading to a paved patio with shed and in turn to the Driveway providing parking for several vehicles and access to the Garage. The cottage style rear garden having planted borders of flowers and vegetables with green house and sheds.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

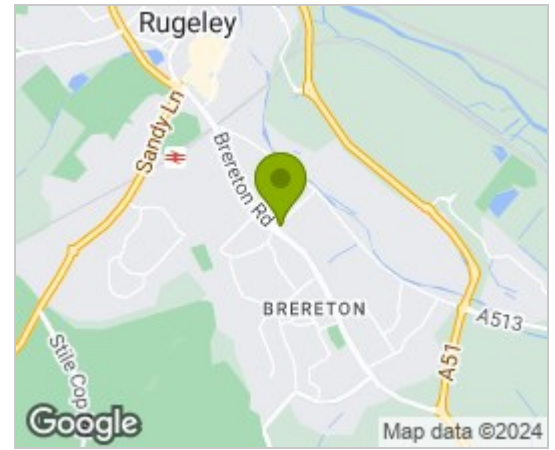
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

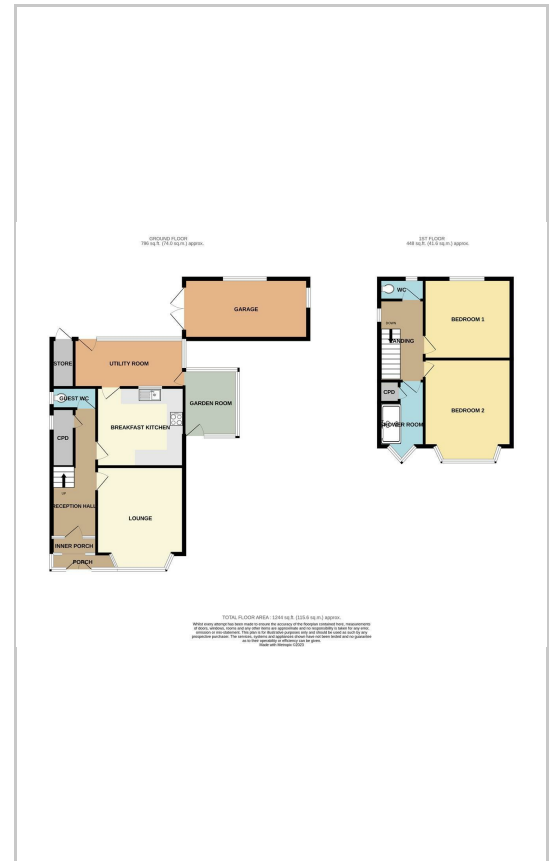
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

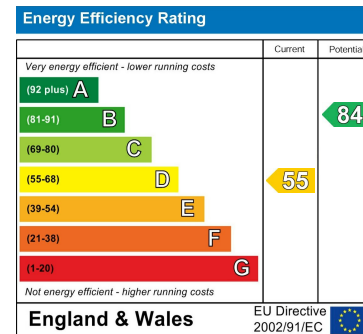
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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