



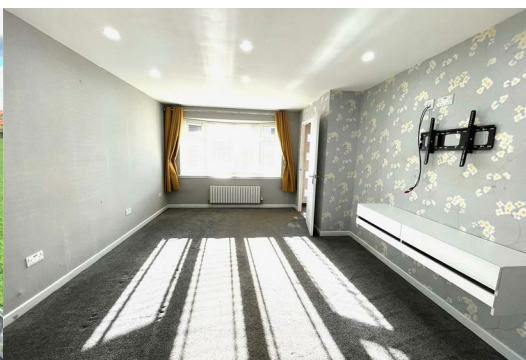
59 Fairmount Way

, Rugeley, WS15 2SX

Offers in the region of £290,000



Chase Owl are pleased to market this good sized four / five bedroom detached home. Situated on a corner plot, within a quiet cul de sac being close to local amenities and OFFERED WITH NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Refitted Kitchen, Utility Room, Guest Cloakroom and Study/ Bedroom Five. First Floor Landing to Four Bedrooms and Bathroom. Plentiful Parking to Detached Garage and Enclosed Garden to rear with OFFICE/GARDEN ROOM.



Entrance Hallway

Approached from composite front entrance door with side screen. Having ceiling light point, tiled flooring and stairs leading to First Floor Landing. Doors to Lounge and Study/Bedroom Five.

Lounge 16'2" x 11'6" (4.93m x 3.51m)

Having inset ceiling lights, radiator and upvc double glazed bow window to front aspect.

Refitted Kitchen 16'2" x 10'6" (4.93m x 3.20m)

Being fitted with a comprehensive range of grey gloss wall and base mounted units with work surfaces over, incorporating inset sink with telescopic mixer tap, drainer and tiled splash. Built in double electric oven with induction hob with extractor over. Inset ceiling lights, laminate flooring, radiator, useful larder cupboard and upvc double glazed window to rear aspect. Double glazed french doors leading to Rear Garden. Door to Utility and Cloakroom.

Utility Room

Having a range of wall and storage cupboards . Work surface with spaces and plumbing for washing machine and dishwasher and further space. Ceiling light point, laminate flooring, part tiling to walls and upvc double glazed window to rear aspect. Sliding door allowing access to ;

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, laminate flooring and upvc double glazed window to rear aspect.

Study/ Bedroom Five 13'9" x 6'7" (4.19m x 2.01m)

(originally the Garage) Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having loft access, two wall lights and airing cupboard housing combination boiler.

Bedroom One 15'5" x 8'2" (4.70m x 2.49m)

Having a range of wardrobes. Ceiling light point, radiator, coving and upvc double glazed window to front aspect,

Bedroom Two 11'2" x 8'6" (3.40m x 2.59m)

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

Bedroom Three 14'0" x 6'9" (4.27m x 2.06m)

Having ceiling light point, radiator and upvc double glazed windows to front and rear aspects.

Bedroom Four 9'4" x 5'9" (2.84m x 1.75m)

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

Bathroom

Comprising paneled bath with shower over with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, part tiling to walls, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a graveled driveway providing parking for several vehicles and in turn leading to DETACHED GARAGE with up and over door. Wall mounted electric vehicle charging point. The enclosed rear garden having a decked seating area to artificial lawn with borders, gravel storage area, further composite decked seating area , outside tap and electrics.

Garden Room / Office 11'7" x 9'4" (3.53m x 2.84m)

Being constructed of timber frame with upvc double glazed windows and having laminate flooring, wall heater, inset lights and being perfect for a multitude of uses.

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.

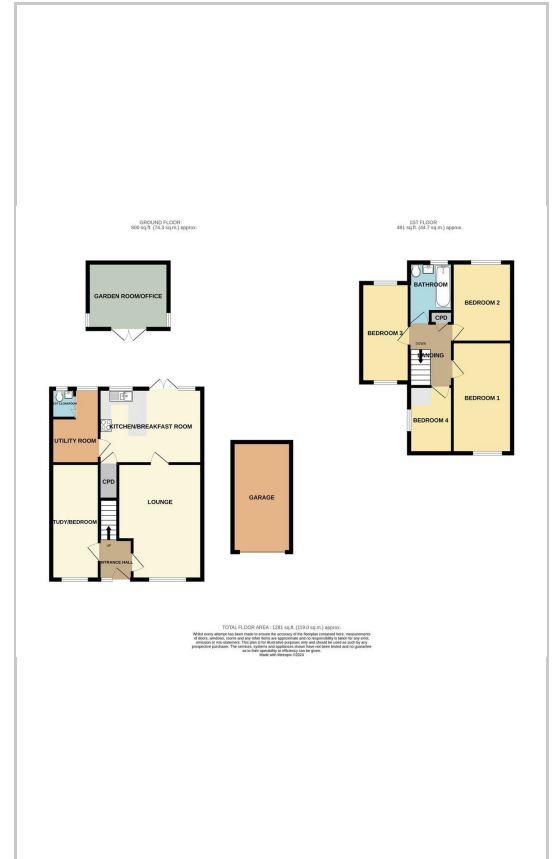
Money Laundering;

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

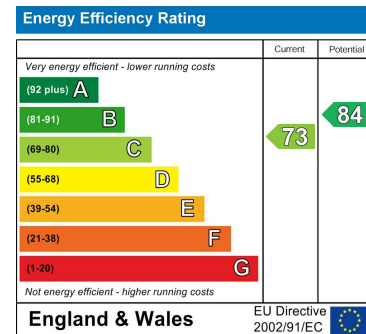
Area Map



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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