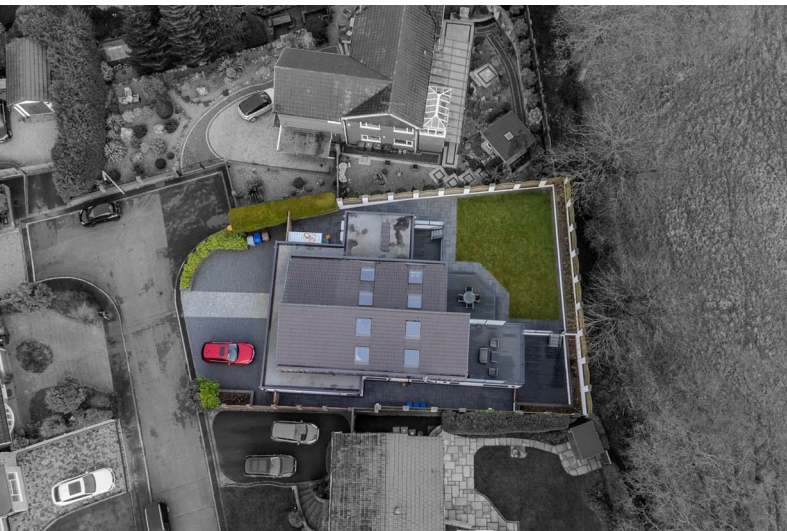




9 St. Johns Close

Slitting Mill, Rugeley, WS15 2TG

Guide price £725,000



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Entrance Porch

Approached from a covered entrance and having a composite front entrance door with glass inserts to side. Having inset ceiling lights, radiator, wooden flooring and further door to Reception Hallway.

Reception Hallway

Having inset ceiling lights, wooden flooring, two radiators and Velux windows to provide natural lighting. Access door to Garage. Staircase leading to Snug.

Bedroom Three

13'1" x 10'9" (3.99m x 3.28m)

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

Bedroom Four

17'5" x 13'0" (5.31m x 3.96m)

(currently Snooker Room) Accessed via double doors from the Hallway and having ceiling light point, radiator, wooden flooring, tv point and upvc double glazed window to front aspect. Bi Fold doors, with inset blinds, leading onto the Rear Garden Terrace.

Family Bathroom

Comprising free standing bath with shower/mixer attachment, vanity hand was basin with cabinet over, closet w.c and walk in shower cubicle with rain shower over. Inset ceiling lights, wooden flooring, extractor fan, radiator and upvc double glazed window to side aspect.

Inner Hallway

Having light point, radiator, wooden flooring and doors to Utility Room, Bedroom Two and Master Bedroom Suite.

Utility Room

Having wall and base mounted units with quartz work surface over, incorporating inset sink with mixer tap and glass splash back with copper insert. Space for washing machine and tumble dryer, inset ceiling lights, radiator, wooden flooring, extractor fan, upvc double glazed window to side aspect and Upvc door to side elevation. Storage cupboard housing heating system and water tank and a second further storage housing boiler and space for second washing machine.

Bedroom Two

12'9" x 9'7" (3.89m x 2.92m)

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

Master Bedroom Suite

13'7" x 13'0" (4.14m x 3.96m)

Having ceiling light point, radiator, wall lights, tv point, and upvc double glazed window to side aspect. Bi fold doors with inset blinds leading to a raised terrace with composite decking and glass balustrade.

Walk in Dressing Room

10'3" x 6'5" (3.12m x 1.96m)

Fitted with a selection of hanging rails and having inset ceiling lights, radiator and upvc double glazed window to side aspect.

En Suite Bathroom

9'9" x 9'7" (2.97m x 2.92m)

Comprising double walk in shower cubicle, free standing bath with side tap, his and her vanity hand wash basins with cabinets over and closet w.c. Inset ceiling lights, wooden flooring, extractor fan and upvc double glazed window to side aspect.

Snug

15'8" x 14'4" (4.78m x 4.37m)

Approached from stairs with glass and wooden balustrade from the Hallway and having inset ceiling lights, wooden flooring with under floor heating, t.v/phone points, Electric Velux windows for natural light and bi fold doors, with inset blinds leading into the rear garden. Further staircase leading to Breakfast Kitchen.

Open Plan Breakfast Kitchen

34'5" x 14'8" (10.49m x 4.47m)

Being fitted with a range of wall and base mounted units with quartz work surfaces over, with integrated fridge, freezer and walk in pantry. Dual fuel Stove range with splash and extractor hood over. Island having quartz work surface, incorporating inset sink with mixer tap, Integrated dishwasher, wine cooler, bin storage and seating breakfast bar. Inset ceiling lights, t.v point, wooden flooring with under floor heating, under

cupboard lighting and bi fold doors leading on to Balcony with composite decking and glass balustrade. Electric Velux windows again providing natural light. Double doors leading to Living Room.

Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Inset ceiling lights, wooden flooring with under floor heating, extractor fan and upvc double glazed window to side aspect.

Living Room

23'4" x 13'4" (7.11m x 4.06m)

Having inset ceiling lights, under floor heating, a range of built in cupboards with shelving over and two upvc double glazed windows to front aspect. Two doors leading to Storage Eaves (14'0" x 7'0") with power and light.

Outside

The property is situated in a quiet cul de sac and having a block paved driveway providing parking for several vehicles and in turn leading to the Double Garage. Raised planted borders provide some colour to the fore garden. A side gate allows access to the enclosed rear garden and having a slate pathway to lawn with planted borders, external lighting, hot/cold water taps, storage shed, composite decked seating area and steps down to further decking and path to side elevation with second pedestrian gate.

Double Garage

18'5" x 18'5" (5.61m x 5.61m)

Having electric up and over door with power and light. Door allowing access to the property.

Agents Note

The property has an Alarm System, air conditioning with hot/cold settings, CCTV and all rooms are hard wired for networking. The property has Radiators to ground level and Under Floor Heating to Snug and accommodation above.

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.



Road Map



Hybrid Map



Terrain Map



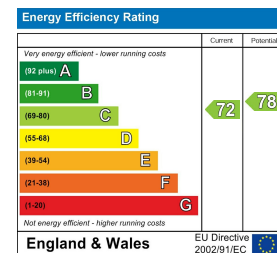
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.