



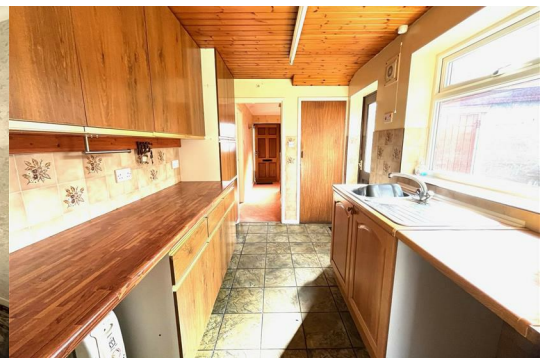
## 12 Walnut Court

Brereton, Rugeley, WS15 1HH

**Guide price £200,000**



Chase Owl are pleased to market this extended three bedroom semi detached home. Offered with NO UPWARD CHAIN and situated in a quiet cul de sac on the sought after Fives Oaks Estate. Having Entrance Hallway, Lounge, Dining Room, Downstairs Cloakroom and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Plentiful off road Parking to TANDEM GARAGE and Good sized Garden to rear.



### Entrance Hallway

Approached from wooden front entrance door with window to side and having two wall lights, useful under stairs cupboard with light and stairs to First Floor Landing. Doors to Lounge and Kitchen.

### Lounge 22'9" x 12'1" (6.93m x 3.68m)

Having tiled fireplace with gas fire. Three wall lights, coving, ceiling light point and upvc double glazed window to front aspect. Sliding patio doors to Dining Room.

### Dining Room 16'6" x 8'1" (5.03m x 2.46m)

Having two ceiling light points, wall lights, coving, laminate flooring and electric night storage heater. Two upvc double glazed windows overlooking the Rear Garden and doors to Kitchen and Downstairs W.C.

### Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, coving, tiled flooring and upvc double glazed window to side aspect.

### Fitted Kitchen 10'3" x 7'1" (3.12m x 2.16m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel with mixer tap, drainer and tiled splash. Space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, larder cupboard and upvc double glazed window to side aspect. Hardwood door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing hot water tank, electric night storage heater and window to side aspect.

### Bedroom One 10'4" x 10'5" (3.15m x 3.18m)

Having built in wardrobe, ceiling light point, coving and upvc double glazed window to rear aspect.

### Bedroom Two 12'2" x 8'8" (3.71m x 2.64m)

Having built in wardrobes, ceiling light point, coving and upvc double glazed window to front aspect.

### Bedroom Three 9'5" x 7'8" (2.87m x 2.34m)

Having ceiling light point, wall light, built in cupboard and upvc double glazed window to front aspect.

### Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Light point, wall heater, tiling to walls and upvc double glazed window to rear aspect.

### Outside

The property is situated in a quiet cul de sac on a corner plot. Having tarmac driveway providing parking for several vehicles and in turn leads to TANDEM GARAGE (30'9" X 9'0") with up and over door and having light, power and access door to the Rear Garden. A side gate leading into the Rear Garden with pathway to lawn with borders, steps to further garden used for vegetable plot and flowers. Outside tap.

### Agents Notes

We have not tested any of the electrical, central heating/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.

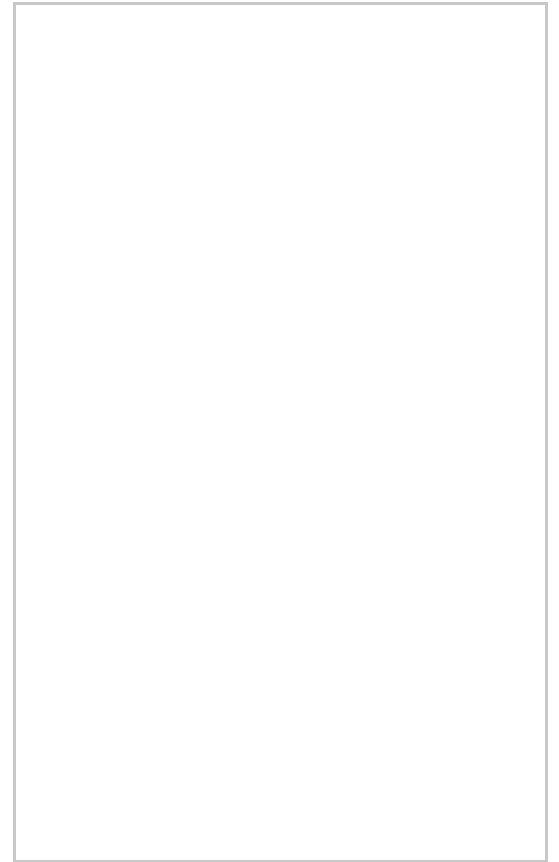
### Money Laundering:

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

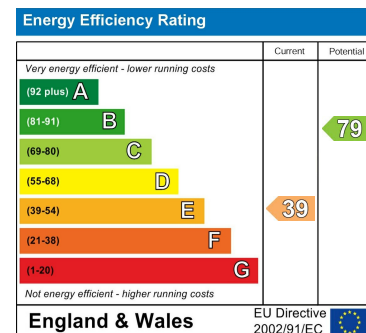
## Area Map



## 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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