



13 Surrey Close

, Rugeley, WS15 1JZ

Offers in the region of £330,000



Chase Owl are pleased to market this spacious well presented FIVE Bedroom detached family home. Situated in a quiet cul de sac, close to Cannock Chase and offering flexible living for any family. Having Entrance Porch, Reception Hallway, Downstairs w.c, Lounge and "L" shaped Breakfast Kitchen. First Floor Landing to Five Bedrooms and Bathroom. Driveway for several vehicles to Garage and good sized Garden to Rear.



Entrance Porch

Approached via composite front entrance door with windows to side and having tiled flooring. Further door to Reception Hallway.

Reception Hallway

Having ceiling light point, wooden flooring, radiator, under stairs storage cupboard and stairs leading to First Floor Landing.

Downstairs W.C

Having w.c, light point and wooden flooring.

Lounge 21'3" x 10'3" (6.48m x 3.12m)

Having wooden feature fire surround with hearth. Two ceiling light points, coving, two radiators, wooden flooring and upvc double glazed bow window to front aspect. French upvc double glazed doors to Rear Garden.

"L" Shaped Breakfast Kitchen 18'4" x 17'4" (5.6 x 5.3)

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Cooker space with extractor over, space with plumbing for washing machine and dishwasher and further appliance spaces. Inset ceiling lights, radiators and upvc double glazed windows to rear aspect. Upvc door to Rear Garden and access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 10'1" x 9'9" (3.07m x 2.97m)

Having a range of built in wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Bedroom Two 10'3" x 8'6" (3.12m x 2.59m)

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

Bedroom Three 9'0" x 8'6" (2.74m x 2.59m)

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

Bedroom Four 7'4" x 6'8" (2.24m x 2.03m)

Having ceiling light point, radiator, laminate flooring, coving and upvc double glazed window to front aspect.

Bedroom Five 12'4" x 7'8" (3.76m x 2.34m)

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

Bathroom

Comprising walk in shower cubicle, freestanding claw bath, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, wooden flooring, coving and upvc double glazed window to front aspect.

Outside

The front of the property having a lawned fore garden with flower borders. A block paved driveway provides parking for several vehicles and in turn leads to Garage with up and over door, having light/power and combination boiler. A side gate leads into the good sized enclosed rear garden having paved patio to lawn with borders, shed and outside tap.

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.

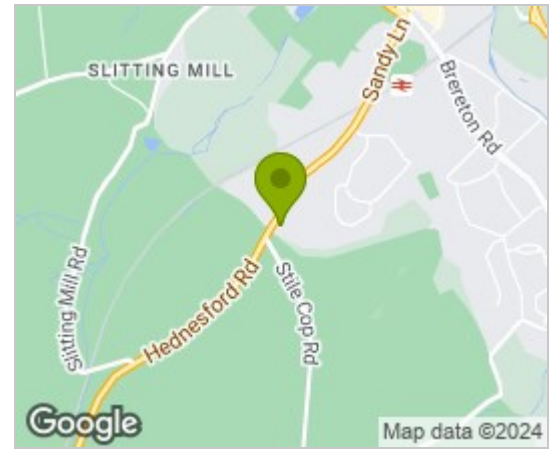
Fixtures and Fittings:

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.

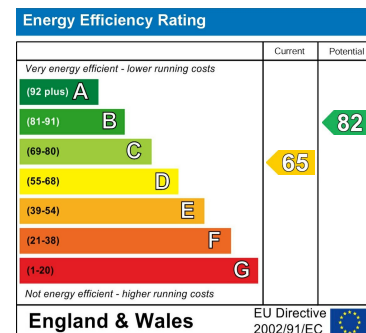
Area Map



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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