



12 St. Nicholas Way

Abbots Bromley, Rugeley, WS15 3EB

Offers in the region of £499,950



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Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, wooden flooring and upvc double glazed window to side aspect. Stairs to First Floor Landing.

Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator, wooden flooring and upvc double glazed window to side aspect.

Lounge

16'11" x 12'10" (5.16m x 3.91m)

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

Family Breakfast Kitchen

20'8" x 10'11" (6.30m x 3.33m)

KITCHEN AREA; Being fitted with a comprehensive range of Ash wall and base mounted units with work surfaces over. Cuisine Master Range with extractor hood over, integrated dishwasher and space for fridge/freezer. Breakfast Island with inset sink with mixer tap, providing further storage and seating area. Inset ceiling lights, wooden flooring, useful larder cupboard, radiator and open plan to Family Area.

FAMILY AREA;(24'3" x 9'6") Having inset lights, wooden flooring and Velux sky lights to ceiling. Upvc double glazed bi fold doors leading to Rear Garden. Further door to Utility/Office.

Utility/Office

17'5" x 7'7" (5.31m x 2.31m)

Having a range of wall and base gloss white units

with work surfaces over, incorporating inset sink with mixer tap and drainer. Space with plumbing for washing machine and further appliance space. Inset ceiling lights and upvc double glazed window to rear aspect. Access door to Garage and having light, power with electric up and over door.

First Floor Landing

Approached from stairs in hallway and having ceiling light point and airing cupboard with shelving.

Bedroom One

17'7" x 11'8" (5.36m x 3.56m)

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

Bedroom Two

11'4" x 9'11" (3.45m x 3.02m)

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

Bedroom Three

12'1" x 11'8" (3.68m x 3.56m)

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

Bedroom Four

9'11" x 8'3" (3.02m x 2.51m)

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

Bathroom

Comprising "p" shaped bath with shower over and screen, vanity hand wash basin with tiled splash. Inset ceiling lights, heated towel rail and upvc double glazed window to rear aspect.

Separate W.C

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

Outside

The property has been redeveloped throughout to a high standard. The front of the property having a lawned fore garden with borders. A driveway providing parking for several vehicles in turn leading to Garage with up and over door. The enclosed rear garden is mainly laid to lawn with flower borders, paved patio 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.



Road Map



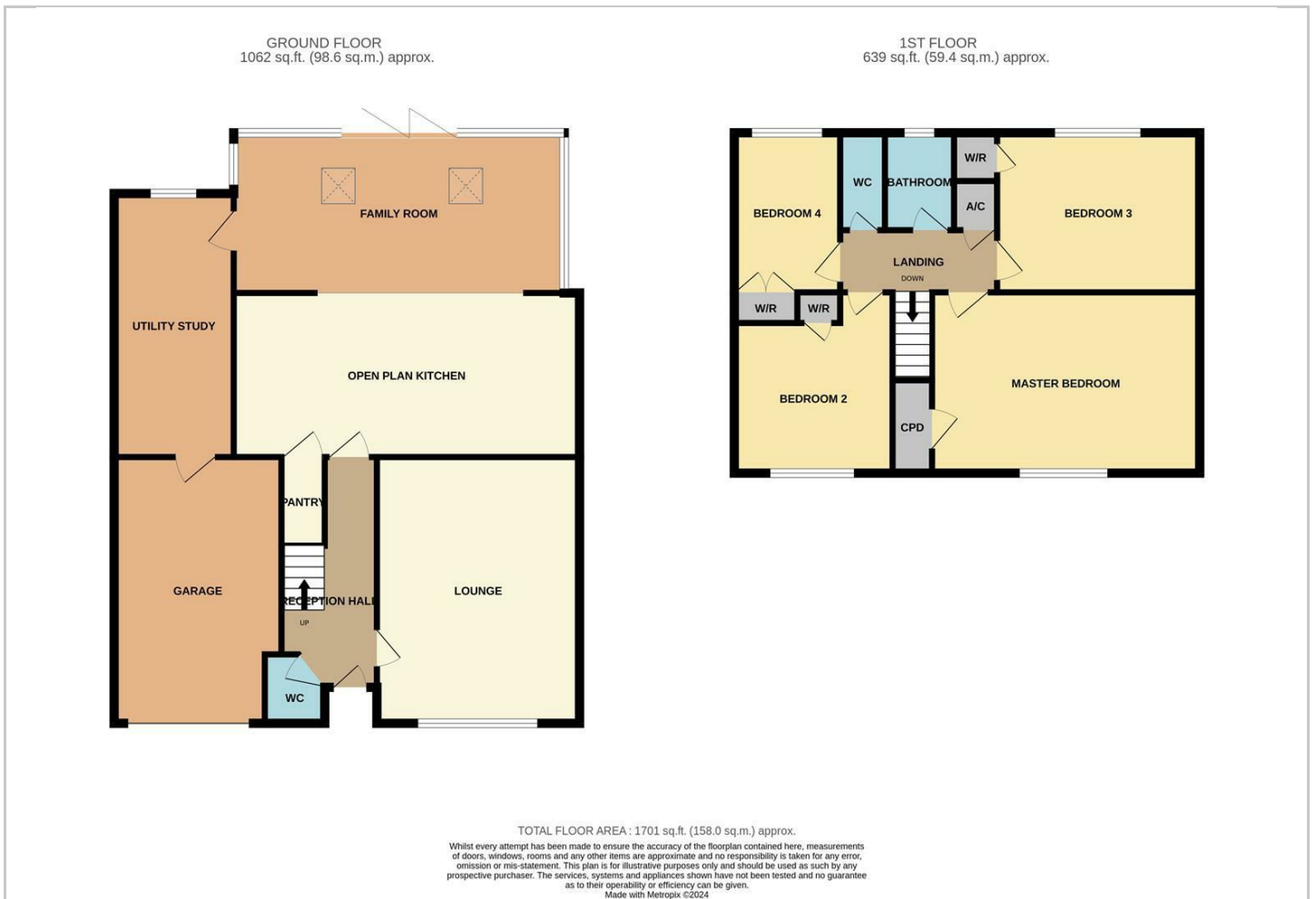
Hybrid Map



Terrain Map



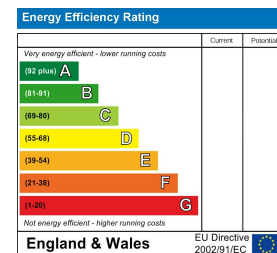
Floor Plan



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.