



## 4 Pine View

, Rugeley, WS15 2XW

**£259,500**



Chase Owl are pleased to market this well presented three bedroom link detached home. Situated in a quiet cul de sac, close to local amenities and having a SOUTH FACING REAR GARDEN. Entrance Hallway, Guest Cloakroom, Lounge, Breakfast Kitchen and Utility/Office. First Floor Landing to Three Bedrooms and Spacious Bathroom. Driveway to Garage and Enclosed Garden to rear.



### Entrance Hallway

Approached from composite front entrance door and having window to side. Ceiling light point, laminate flooring, radiator and door leading to Lounge.

### Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, laminate flooring and extractor fan.

### Lounge 16'3" x 15'4" (4.95m x 4.67m)

Having a media wall with inset decorative fire. Ceiling light point, two wall lights, radiators, laminate flooring and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors through to Breakfast Kitchen.

### Breakfast Kitchen 16'9" x 11'1" (5.11m x 3.38m)

Being fitted with a range of grey gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in double electric oven, induction hob with extractor hood over and integrated fridge. Inset ceiling lights, tiled flooring, radiator, useful larder cupboard and upvc double glazed window to rear aspect. French doors to Rear Garden and further door to Utility/ Office.

### Utility/Office 9'7" x 7'11" (2.92m x 2.41m)

Having work surface with appliance spaces below. Wall mounted boiler, light point, laminate flooring and upvc double glazed window and door to rear aspect. Access door to Garage.

### First Floor Landing

Approached from stairs in Lounge with glass balustrade and wooden rail. Having ceiling light point, loft access, airing cupboard with hot water tank and shelving and upvc double glazed window to side aspect.

### Bedroom One 13'6" x 10'3" (4.11m x 3.12m)

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

### Bedroom Two 12'11" x 10'4" (3.94m x 3.15m)

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

### Bedroom Three 10'6" x 6'11" (3.20m x 2.11m)

Having ceiling light point, radiator, over stairs storage cupboard and upvc double glazed window to front aspect.

### Spacious Bathroom

Comprising paneled bath with mixer tap, walk in shower cubicle, closet w.c and vanity hand wash basin. Inset ceiling lights, radiator, tiled flooring and walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having a tarmac driveway leading to Garage with electric roller shutter door, having power. light and door to Utility. The enclosed SOUTH FACING REAR GARDEN having a paved patio to lawn with borders, outside tap and electrics.

### 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.

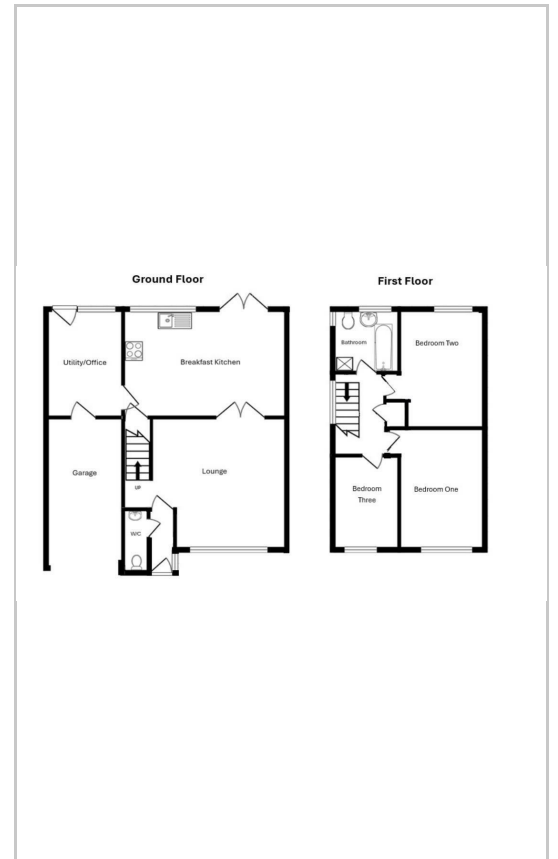
### Money Laundering;

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

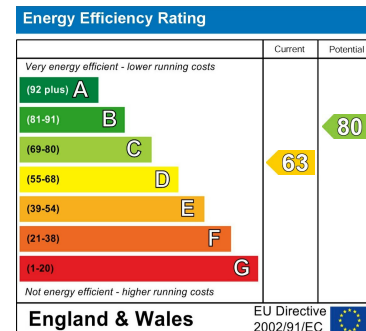
## Area Map



## 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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