



66 Coalpit Lane

Brereton, Rugeley, WS15 1EW

£289,950



"UNEXPECTEDLY BACK ON THE MARKET DUE TO CHAIN COLLAPSE" Chase Owl are pleased to market this beautifully presented three bedroom detached bungalow. Offered with NO UPWARD CHAIN, being walking distance to Cannock Chase and finished to a high specification throughout. Entrance Porch, Reception Hallway, Lounge and Dining Room being open plan to Refitted Kitchen. Master Bedroom with En Suite Shower Room, two further Bedrooms and Bathroom. Driveway provides plentiful Parking to Garage and Private SOUTH FACING Landscaped Garden to rear.



Entrance Porch

Approached from upvc double glazed front entrance door with window to side. Having inset light. tiled flooring and further composite door leading into the Reception Hallway.

Reception Hallway

Having ceiling light point, radiator and wooden flooring.

Lounge 15'2" x 12'8" (4.62m x 3.86m)

Having a feature marble fireplace with inset electric pebble fire on hearth. Inset ceiling lights, radiator and upvc double glazed window to front aspect. Being open plan to;

Dining Room 9'5" x 7'8" (2.87m x 2.34m)

Having inset ceiling lights, radiator and upvc double glazed French doors leading to Enclosed Rear Garden. Open plan to;

Fitted Kitchen 15'11" x 6'9" (4.85m x 2.06m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with induction hob and extractor over, integrated fridge / freezer and dishwasher. Inset ceiling lights, radiator and upvc double glazed window to rear aspect. A stable door allows access to a covered lean to providing plumbing for washing machine, light point, upvc double glazed window to rear aspect and doors to front elevation.

Master Bedroom 15'9" x 10'5! (4.80m x 3.18m!)

Having two ceiling light points, radiator and upvc double glazed window to rear aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, vanity sink unit and w.c. Inset ceiling lights, extractor fan, heated towel rail and tiled flooring.

Bedroom Two 12'5" x 9'9" (3.78m x 2.97m)

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

Bedroom Three 8'8" x 6'8" (2.64m x 2.03m)

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

Bathroom

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

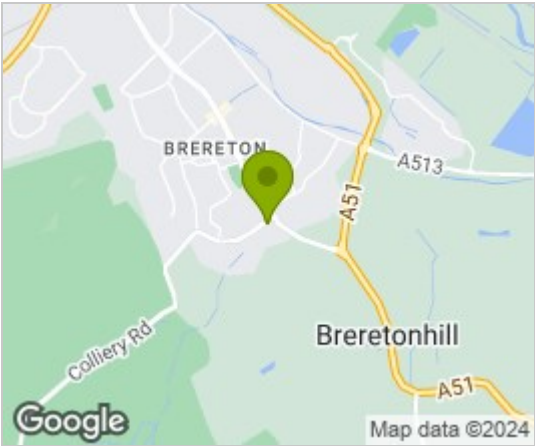
Outside

The front of the property having a lawned fore garden with flower borders and pathway to front entrance door. A graveled driveway provides of road parking and in turn leads to Garage with up and over door, with light, power and access door to Rear Garden. The enclosed SOUTH FACING rear garden again being mainly laid to lawn, with borders, patio seating area 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.

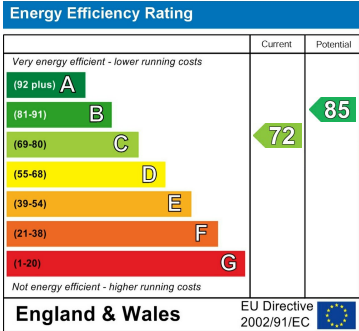
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

