



2 Brereton Manor Court

Brereton, Rugeley, WS15 1EF

Offers invited £425,000



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Entrance Porch

Approached from composite front entrance door and having light point with tiled flooring. A further door leading into the Reception Hallway.

Reception Hallway

Having ceiling light point, radiator and stairs leading to First Floor Landing. Doors to Lounge and Family Kitchen.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator, half tiled to walls and upvc double glazed window to front aspect.

Lounge

14'10" x 13'2" (4.52m x 4.01m)

Having a marble feature gas log fire fireplace with hearth. Ceiling light point, coving, two wall lights, radiator and upvc double glazed window to front aspect.

Family Breakfast Kitchen

21'1" x 9'7" (6.43m x 2.92m)

Being fitted with a range of high gloss cream wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap and drainer. Built in electric oven with gas hob and extractor hood over. Breakfast island with base units and work surface over, incorporating wine cooler and allowing seating for the family. Inset ceiling lights, radiator, wooden flooring and upvc double glazed window to rear aspect. French doors leading to the Rear Garden and archway to Utility.

Utility Room

8'0" x 7'6" (2.44m x 2.29m)

Again fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Spaces for washing machine, dishwasher, fridge/freezer and microwave. Inset ceiling lights, wooden flooring, upvc double glazed window to rear aspect and upvc door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with hot water cylinder and shelving.

Master Bedroom

14'1" x 12'6" (4.29m x 3.81m)

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

En Suite Shower Room

Comprising corner walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, tiling to walls, heated towel rail, extractor fan, laminate flooring and upvc double glazed window to rear aspect.

Bedroom Two

14'3" x 12'2" (4.34m x 3.71m)

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

Bedroom Three

15'0" x 8'5" (4.57m x 2.57m)

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

Bedroom Four

9'11" x 6'5" (3.02m x 1.96m)

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

Study

6'8" x 5'0" (2.03m x 1.52m)

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

Family Bathroom

Comprising freestanding claw bath, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, laminate flooring, extractor fan and upvc double glazed window to rear aspect.

Outside

The property is situated on a private drive on a good sized corner plot. Having block paved driveway providing parking for several vehicles and in turn leading to Garage with up and over door, having light and power. A lawned fore garden with borders and slate borders to side. A pedestrian gate allowing access to the Enclosed Rear Garden which is mainly laid to artificial lawn, decked seating area, outdoor lighting, power and tap. The current owners

have put in double gates to the Garden allowing access for storage of a caravan/motor home, if needed. Side access door to Garage.

Agents Notes

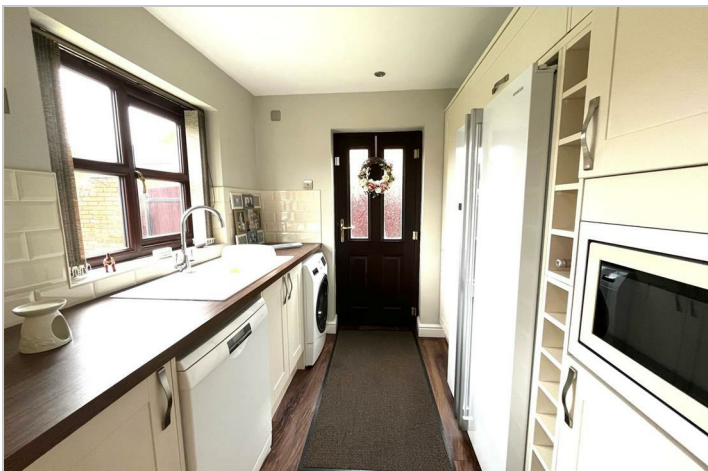
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are 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.



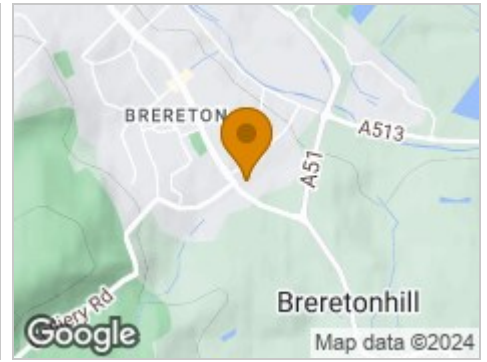
Road Map



Hybrid Map



Terrain Map



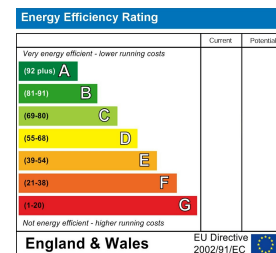
Floor Plan



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.