



36 Fairmount Way

, Rugeley, WS15 2SX

£299,995



Chase Owl are pleased to market this well presented extended FOUR Bedroom, THREE Bathroom Family home. Situated on a corner plot, in a quiet cul de sac location and being offered with NO UPWARD CHAIN. Having Entrance Porch, Reception Hallway, Utility Room, Family Breakfast Kitchen, Lounge and Bedroom Four with En Suite. First Floor Landing with Master Bedroom with En Suite and Dressing Room, Two Further Double Bedrooms and Shower Room. Driveway offering Plentiful parking and Enclosed Garden to rear.



Entrance Porch

Approached from composite front entrance door with windows to side and having inset lights, tiled flooring and further upvc door to Hallway.

Reception Hallway

Having inset ceiling lights, laminate flooring, meter cupboard, useful under stairs storage and stair leading to First Floor Landing.

Utility Room 13'6" x 6'0" (4.11m x 1.83m)

Having inset lights, laminate flooring, wall mounted boiler, space with plumbing for washing machine, extractor fan and upvc double glazed window to front aspect.

Family Breakfast Kitchen 23'4" x 15'4" (7.11m x 4.67m)

Being fitted with a comprehensive range of grey/ burnt orange gloss wall and base mounted units with work surfaces over, incorporating inset sink with hot water mixer tap and drainer. SMEG range with 7 ring gas hob, with splash back and extractor hood over. Integrated dishwasher and fridge / freezer. Inset ceiling lights, radiator, laminate flooring and upvc double glazed window to front aspect. French aluminium doors to Lounge and door to Bedroom Four.

Lounge 26'10" x 12'1" (8.18m x 3.68m)

A great sized room for any family and having inset ceiling lights, two radiators, air conditioning, bi fold double glazed aluminium doors to Rear Garden and Velux window to roof allowing extra lighting.

Bedroom Four 11'3" x 11'3" (3.43m x 3.43m)

Having inset lights, radiator and upvc double glazed window to side aspect. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset lights, extractor fan, tiled flooring and heated towel rail.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing hot water tank.

Master Bedroom 15'3" x 11'3" (4.65m x 3.43m)

Having inset ceiling lights, two radiators, loft access and upvc double glazed window to rear aspect. Door to Dressing Room and En Suite.

En Suite Shower Room

Comprising double walk in shower unit, hand wash basin and w.c. Inset ceiling lights, tiled flooring, heated towel rail, radiator, useful storage cupboard and upvc double glazed window to front aspect.

Dressing Room

Having ceiling light point, coving, radiator and useful storage.

Bedroom Two 12'9" x 8'5" (3.89m x 2.57m)

Having ceiling light point, radiator, built in wardrobes with sliding doors and upvc double glazed window to rear aspect.

Bedroom Three 10'7" x 8'5" (3.23m x 2.57m)

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

Shower Room

Comprising double walk in shower cubicle, vanity sink unit and w.c. Ceiling light point, heated towel rail, laminate flooring and upvc double glazed window to front aspect.

Outside

The property is situated on a corner plot which allows plentiful parking on the driveway. Double gates leading to the enclosed rear garden with further secure parking. This having a decked seating area, two good sized sheds with power and light. bar area, outdoor taps 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.

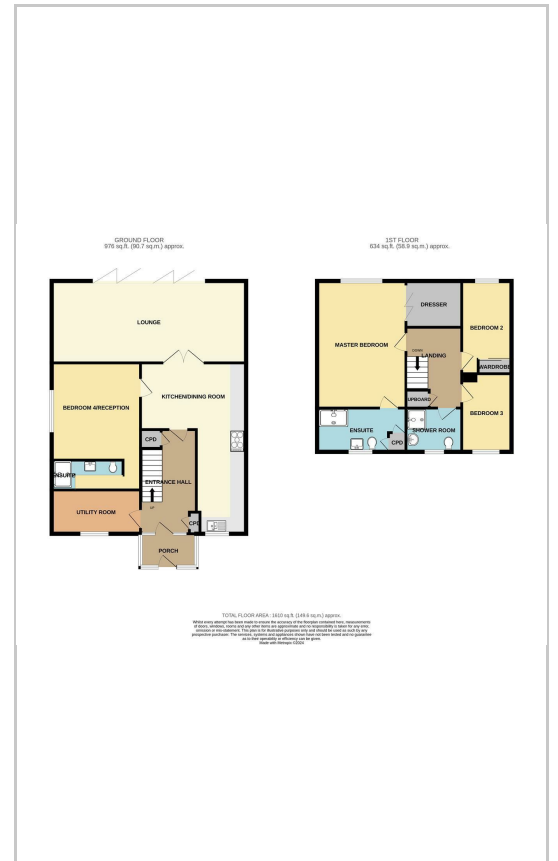
Money Laundering;

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

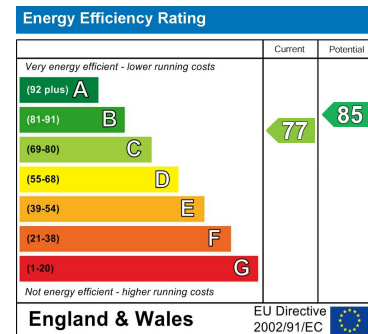
Area Map



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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