



## 14 Levett Grange

, Rugeley, WS15 2FB

**Offers in the region of £338,000**



Chase Owl are pleased to market this well presented modern four bedroom detached home. Situated within a quiet cul de sac location and close to local amenities. Having Entrance Hallway, Guest Cloakroom, Lounge, Family Breakfast Kitchen and Conservatory. First Floor Landing to Master Bedroom with En Suite, Three further Bedrooms and Bathroom. Driveway to Garage and SOUTH FACING ENCLOSED GARDEN to Rear.



### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and door to Lounge.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and tiled flooring.

### Lounge 17'9" x 13'7" (5.41m x 4.14m)

Having wooden feature fire surround with pebble electric fire on hearth. Ceiling light point, radiators, useful storage cupboard and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and door to Breakfast Kitchen.

### Breakfast Kitchen 17'9" x 9'10" (5.41m x 3.00m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, two ceiling light points, radiator and upvc double glazed window to rear aspect. French doors leading to Conservatory.

### Conservatory 11'9" x 9'4" (3.58m x 2.84m)

Being constructed of brick base with upvc double glazed frame and having radiator, tiled flooring and doors leading to Enclosed Rear Garden.

### First Floor Landing

Approached from stairs in lounge and having ceiling light point, radiator, loft access and airing cupboard with shelving.

### Master Bedroom 11'10" x 9'3" (3.61m x 2.82m)

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator, tiled flooring and upvc double glazed window to side aspect.

### Bedroom Two 10'10" x 6'1" (3.30m x 1.85m)

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

### Bedroom Three 10'0" x 8'8" (3.05m x 2.64m)

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

### Bedroom Four 8'10" x 6'6" (2.69m x 1.98m)

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

### Bathroom

Comprising panelled bath, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls, tiled flooring, radiator and upvc double glazed window to side aspect.

### Agents Note

We are advised that all properties on the development are liable for a service charge to cover for gardening and maintaining communal areas (inc the recreational park). This is approx £160.00 per annum.

### Outside

The property having a lawned fore garden with planted borders. Driveway to Garage with up and over door and having light and power. A side gate allowing access to the enclosed SOUTH FACING rear garden having a paved patio with raised flower borders, steps to a decked 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.

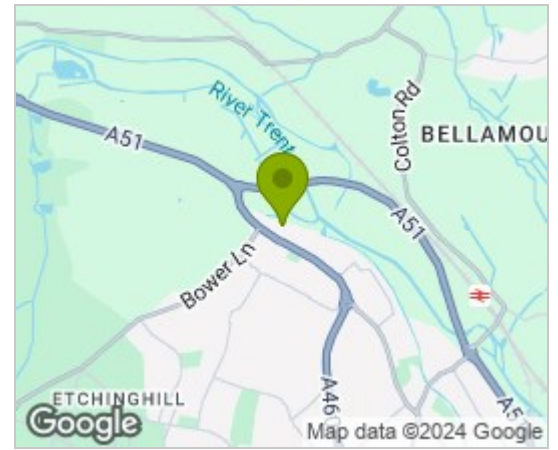
### Fixtures and Fittings:

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.

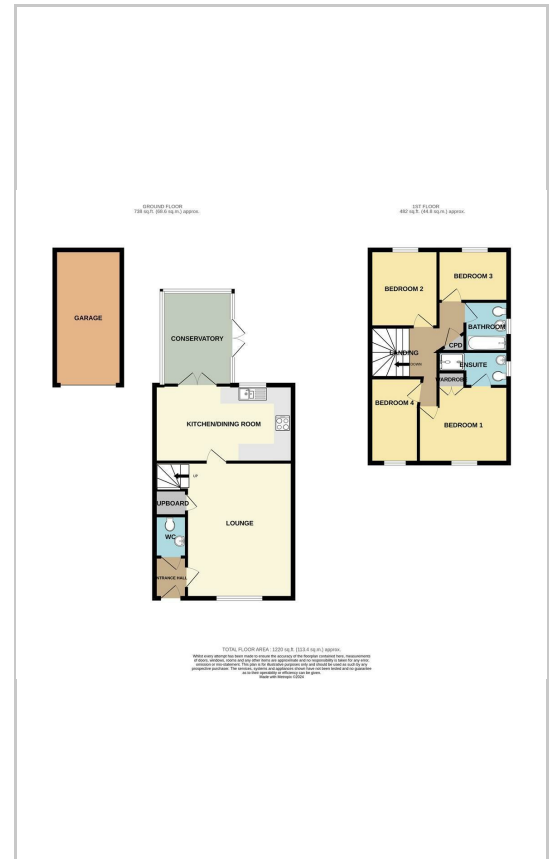
### Money Laundering;

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

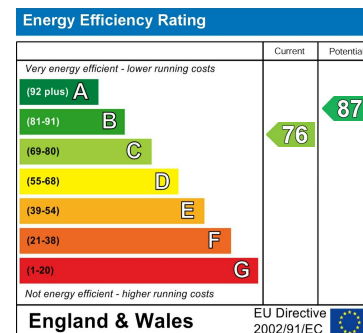
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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