



10 The Shrubby

Brereton, Rugeley, WS15 1JJ

Offers in the region of £325,000



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Entrance Hallway

Approached from upvc double glazed door with side screen and having ceiling light point, radiator and stairs to First Floor Landing.

Lounge / Dining Room

24'0" x 12'6" (7.32m x 3.81m)

Lounge Area; Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed window to front aspect. Open plan to; Dining Area; Having ceiling light point, coving, radiator and sliding patio door to Conservatory. Opening to Kitchen.

Conservatory

12'10" x 6'11" (3.91m x 2.11m)

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, radiator and French doors leading to Rear Garden.

Fitted Kitchen

9'7" x 7'10" (2.92m x 2.39m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Gas cooker, wall mounted boiler, useful larder cupboard and ceiling light point. Upvc double glazed window to rear aspect and door leading to Utility Room.

Utility Room

Being fitted with wall units and work surface with appliance spaces below. Ceiling light point, radiator and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

Guest Cloakroom

Comprising vanity hand wash basin and w.c Ceiling light point, part tiling to walls and upvc double glazed window to side aspect.

Bedroom Four

15'8" x 7'8" (4.78m x 2.34m)

(formally the Garage) Having ceiling light point, radiator, loft access and upvc double glazed window to front aspect.

Shower Room

Comprising double walk in shower cubicle with inset light points.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with hot water cylinder tank and upvc double glazed window to side aspect.

Bedroom One

12'1" x 9'2" (3.68m x 2.79m)

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

Bedroom Two

9'4" x 9'4" (2.84m x 2.74m; 1.22m)

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

Bedroom Three

9'0" x 7'1" (2.74m x 2.16m)

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

Bathroom

Comprising "P" shaped bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden and driveway providing parking for several vehicles. A gate allows access to the enclosed rear garden with paved patio to lawn with borders, outside tap and shed.

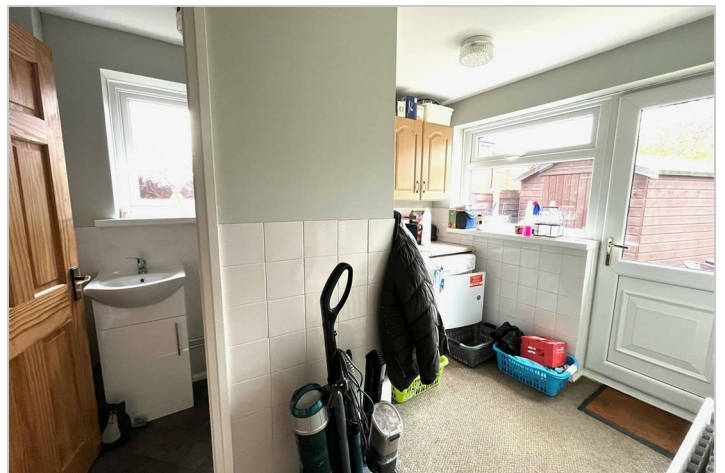
Agents Notes

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



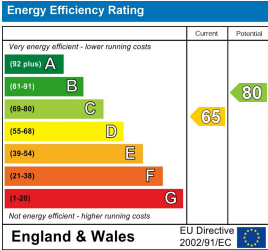
Floor Plan



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