



16 Wattfield Close

Brereton, Rugeley, WS15 1ER

Offers in the region of £325,000



Chase Owl are pleased to market this spacious four Bedroom family home. Situated in a quiet cul de sac location within walking distance to Cannock Chase and the local amenities. Having Entrance Hallway, Lounge, Dining Room, Guest Cloakroom, Fitted Kitchen and Bedroom Four. First Floor Landing to Master Bedroom with En Suite Bathroom, Three Further Bedrooms and Bathroom. Driveway to front providing parking for several vehicles and Enclosed Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Inset ceiling lights, radiator, tiled flooring and stairs leading to First Floor Landing.

Lounge 17'6" x 12'6" (5.33m x 3.81m)

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

Dining Room 16'2" x 11'1" (4.93m x 3.38m)

Having marble effect feature fireplace with inset electric fire on hearth. Two ceiling light points, coving, radiator, useful storage cupboard and upvc double glazed window to rear aspect. Sliding upvc double glazed door to Rear Garden.

Inner Hallway

Having two wall lights, radiator and coving. Doors to Kitchen, W.C and Bedroom Four.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Inset ceiling lights, coving, radiator, extractor fan, tiled flooring and upvc double glazed window to side aspect.

Fitted Kitchen 17'9" x 7'3" (5.41m x 2.21m)

Being fitted with a comprehensive range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer . Integrated dish washer, built in electric oven with halogen hob and extractor hood, integrated fridge/ freezer and appliance spaces for washing machine/tumble dryer. Inset ceiling lights, coving, tiled flooring, radiator and upvc double glazed window to rear aspect. Upvc double glazed sliding patio doors to Rear Garden.

Bedroom Four/ Playroom 15'4" x 7'0" (4.67m x 2.13m)

(formally the Garage) Having inset ceiling lights, radiator and upvc double glazed windows to front and side aspects.

First Floor Landing

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

Master Bedroom 15'0" x 10'8" (4.57m x 3.25m)

Being fitted with a range of bedroom furniture. Ceiling light point, radiator, coving and two upvc double glazed windows to front aspect.

En Suite Bathroom 9'0" x 7'8" (2.74m x 2.34m)

Comprising large jacuzzi bath with shower over and screen, w.c and pedestal hand wash basin. Inset ceiling lights, extractor fan, heated towel rail, tiling to walls and upvc double glazed window to front aspect.

Bedroom Two 12'8" x 9'0" (3.86m x 2.74m)

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

Bedroom Three 15'1" x 7'8" (4.60m x 2.34m)

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

Family Bathroom

Comprising panelled bath with shower over with screen, vanity hand wash basin and w.c. Ceiling light point, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a block paved driveway providing parking for several vehicles. The enclosed Rear Garden having paved patio to lawn with borders, shed with power, further patio, shed and outside tap.

Agents Notes

We have not tested any of the electrical, central heating/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.

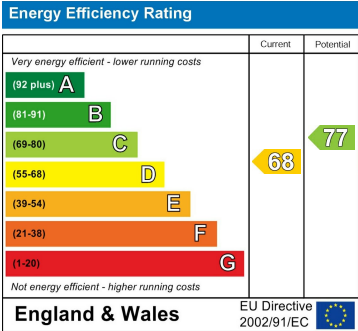
Area Map



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.

