



49 Armitage Road

Brereton, Rugeley, WS15 1DQ

£300,000



Chase Owl are pleased to market this spacious Two/Three Bedroom detached bungalow, in the town centre. Being close to all the amenities and must be viewed to appreciate the space and plot available. Having Entrance Porch, Reception Hallway, Lounge/ Dining Room, Fitted Kitchen, Bathroom, Two Bedrooms, Utility and Stairs to Bedroom Three with En Suite. Driveway to Front and Enclosed Garden to rear.



Entrance Porch

Approached from upvc front entrance door with window to side and having light point and tiled flooring. Further door leading into Reception Hallway.

Reception Hallway

Having three ceiling light points, laminate flooring, radiator and Sliding upvc door to Porch leading to Rear Garden.

Lounge/ Dining Room 24'6" x 13'2" (7.47m x 4.01m)

Being split level and having two ceiling light points, two radiators, coving, wall lights and upvc double glazed windows to side ad rear aspects. French upvc doors to Rear Garden.

Fitted Kitchen 10'1" x 8'10" (3.07m x 2.69m)

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. Built in double electric oven with gas hob and extractor hood over, integrated fridge/freezer and space with plumbing for slimline dishwasher. Ceiling light point, coving and upvc double glazed window to side aspect.

Shower Room

Comprising walk in shower cubicle. bidet, closet w.c and vanity hand wash basin. Inset ceiling lights, radiator, extractor fan, half panelling to walls and upvc double glazed window to side aspect.

Bedroom Two 12'8" x 8'11" (3.86m x 2.72m)

Having a range of fitted wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect.

Bedroom Three 17'1" x 9'4" (5.21m x 2.84m)

(Currently used as Dining Room) Having two ceiling light points, radiator, wooden flooring, coving, wood panelling to walls and upvc double glazed bow window to front aspect.

Utility Room 13'6" x 7'8" (4.11m x 2.34m)

Having a range of wall and base mounted units with work surfaces over, providing spaces for appliances. Wall mounted combination boiler, ceiling lights, radiator, useful under stairs storage cupboard and upvc double glazed window to front aspect. Stairs leading to Bedroom One with En Suite.

Bedroom One 10'11" x 25'6" (3.33m x 7.77m)

Having ceiling lights, radiator, useful storage to eaves and Velux windows to front and rear elevations. Walk in shower cubicle. Door leading to En Suite with w.c and vanity hand wash basin. Ceiling light point, extractor fan and laminate flooring.

Outside

The front of the property having wrought iron railings with gate leading to block paved driveway with planted borders. A side gate leading to the enclosed rear garden with covered paved patio, further seating area, lawns with planted borders, fish pond, Summer House and shed. 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.

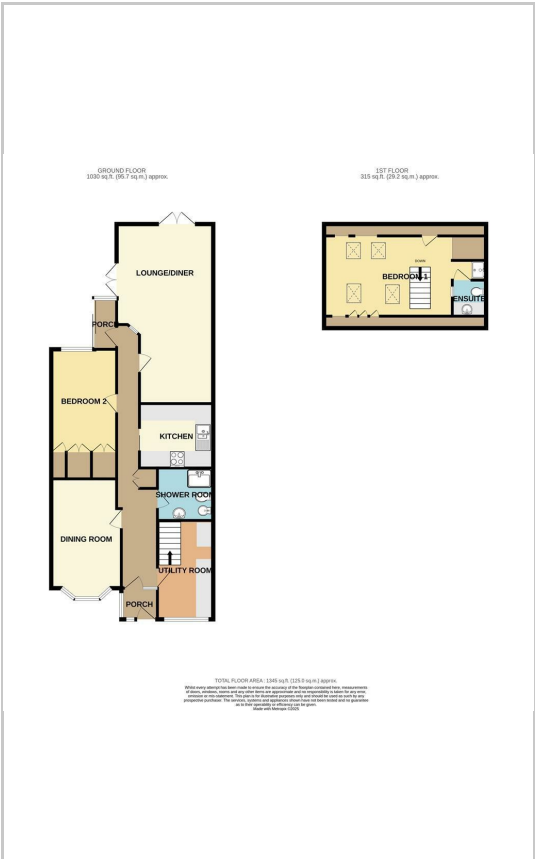
Money Laundering;

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

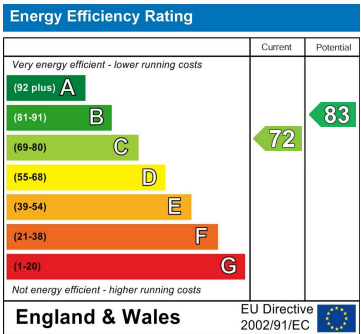
Area Map



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

