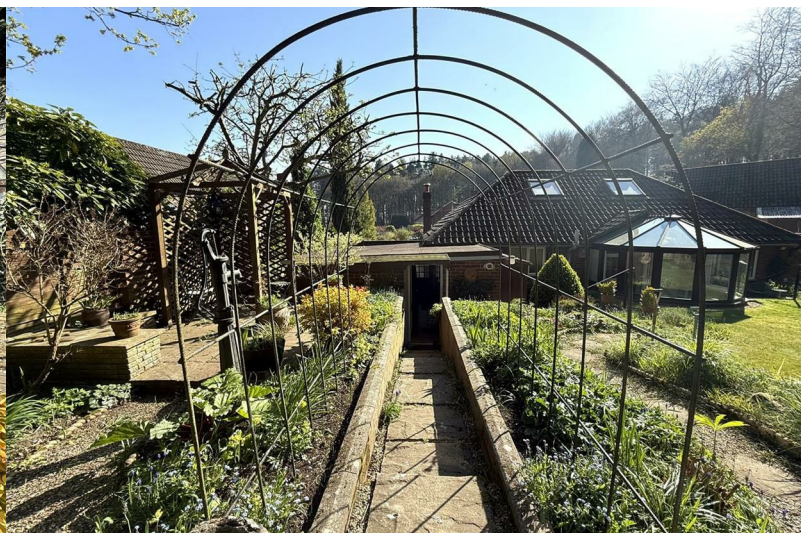
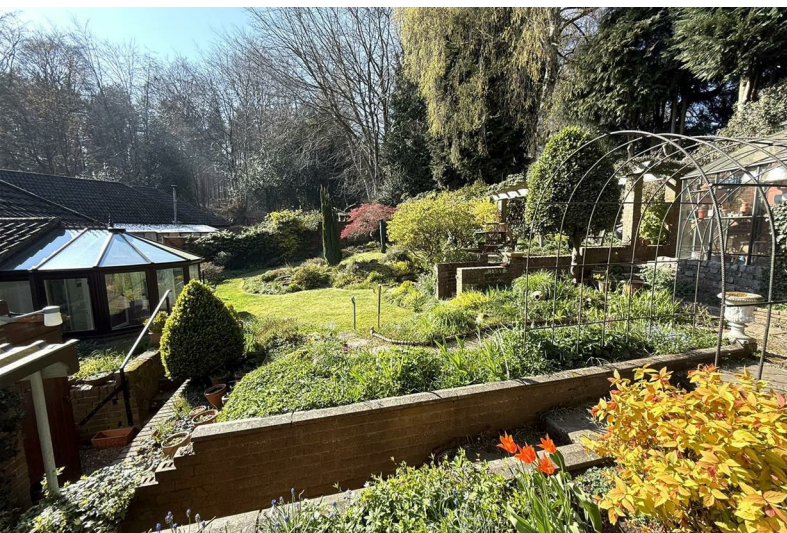




16 The Pingle

Slittingmill, Rugeley, WS15 2UR

£440,000



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Entrance Hallway

Approached from hardwood front entrance door and having two ceiling light points, radiator and airing cupboard with radiator and shelving.

Lounge

15'0" x 12'11" (4.57m x 3.94m)

Having a brick feature fireplace with inset gas fire on tiled hearth. Ceiling light point, two wall lights, coving, radiators and upvc double glazed windows to front and side aspects.

Bathroom

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

Kitchen Diner

9'5" x 6'11" (2.87m x 2.11m)

Having ceiling light point, radiator, feature beams to ceiling and upvc double glazed window to side aspect. Archway to Kitchen.

Kitchen

10'3" x 9'4" (3.12m x 2.84m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double oven with hob and extractor fan, integrated dishwasher and fridge. Ceiling light point, wooden feature beams to ceiling, radiator, tiled flooring, useful walk in pantry and upvc double glazed window to side aspect. Door to Outer Hall.

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

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

Dining Room

11'10" x 8'11" (3.61m x 2.72m)

Having ceiling light point, radiator, decorative dado rail, parquet flooring and upvc double glazed window to rear aspect. Upvc door to Conservatory and wooden stairs to Attic Room.

Conservatory

9'0" x 9'1" (2.74m x 2.77m)

Being constructed of brick base with upvc double glazed frame and having ceiling light point, laminate flooring and door to Rear Garden.

Bedroom One

10'11" x 8'11" (3.33m x 2.72m)

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

Bedroom Three

11'1" x 7'1" (3.38m x 2.16m)

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

Attic Room

15'3" x 12'8" (4.65m x 3.86m)

Approached from wooden stairs in Dining Room and having ceiling light point, storage to eaves, radiator and Velux windows.

Outer Hall

Approached from door in Kitchen and having several cupboards, one housing combination boiler, further storage cupboard and door allowing access to the enclosed Rear Garden.

Guest Cloakroom with w.c, vanity hand wash basin, light point and upvc window to side aspect.

Access door to Garage with up and over door, having light and power. Also having plumbing for washing machine and space for tumble dryer.

Outside

The property is situated in a quiet cul de sac with driveway providing parking for several vehicles and in turn leading to Garage. The front of the property having a lawned fore garden with well stocked borders and planted beds. Pathway leads to the Rear Garden being a particular feature of the property. This having paved patio with steps to lawns with planted borders, veggie patch area, shed, greenhouse, further covered seating area and a secret pathway leading to your own gate giving direct access to Cannock Chase.

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



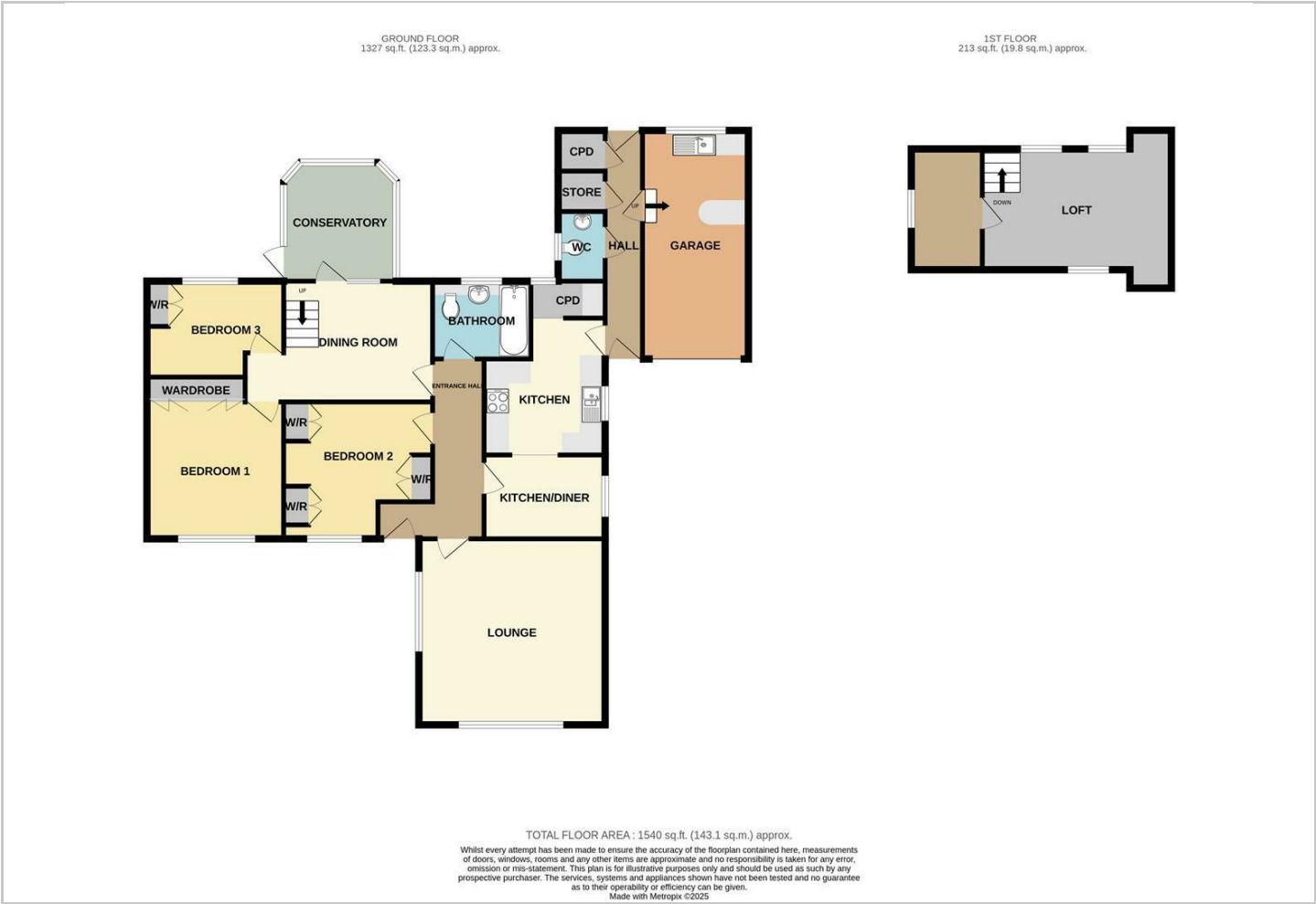
Hybrid Map



Terrain Map



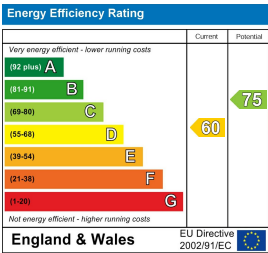
Floor Plan



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.