



33 Uttoxeter Road

Hill Ridware, Rugeley, WS15 3QR

Offers in the region of £400,000



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Refitted Breakfast Kitchen

17'5" x 8'8" (5.31m x 2.64m)

Approached from covered entrance and having upvc double glazed door to Open plan Breakfast Kitchen to Lounge.

Being fitted with a range of grey gloss wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap and tiled splash. Built in electric oven with hob and extractor. Integrated dishwasher, washing machine, tumble dryer, fridge/freezer and microwave. Inset ceiling lights, radiator, island with Quartz work surfaces providing seating, tiled flooring and upvc double glazed window to front aspect. Open plan to Lounge.

Open plan to Lounge

16'9" x 11'7" (5.11m x 3.53m)

Having two wall lights, coving, radiator, laminate flooring and upvc double glazed windows to front and side aspect. Door to Inner Hallway.

Inner Hallway

Having loft access with ladder, having light and being part boarded, ceiling light point, radiator, LTV flooring and airing cupboard housing combination boiler (new December 2024).

Bedroom One

14'0" x 10'7" (4.27m x 3.23m)

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

Bedroom Two

9'4" x 9'11" (2.84m x 3.02m)

(currently used as Dressing Room) Having ceiling light point, radiator, LTV flooring, range of fitted wardrobes and being open plan to Conservatory.

Bathroom

Comprising "L" shaped bath with rain shower over and screen, w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, LTV flooring, extractor fan and upvc double glazed window to side aspect.

Conservatory

16'5" x 11'5" (5.00m x 3.48m)

Having two ceiling lights, wooden effect feature beams, LTV flooring, radiator and bi-fold doors to the good sized Rear Garden.

Outside

The front of the property having a gravelled driveway providing parking for several vehicles and in turn leading to the Garage with electric roller shutter door having light and power. A side gate leading into the enclosed rear garden with paved patio, pathway to good sized lawn with borders. Summer House/Office with power, light and wall heater. Outside tap, shed and access door to Garage. The rear garden having open aspect to fields.

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



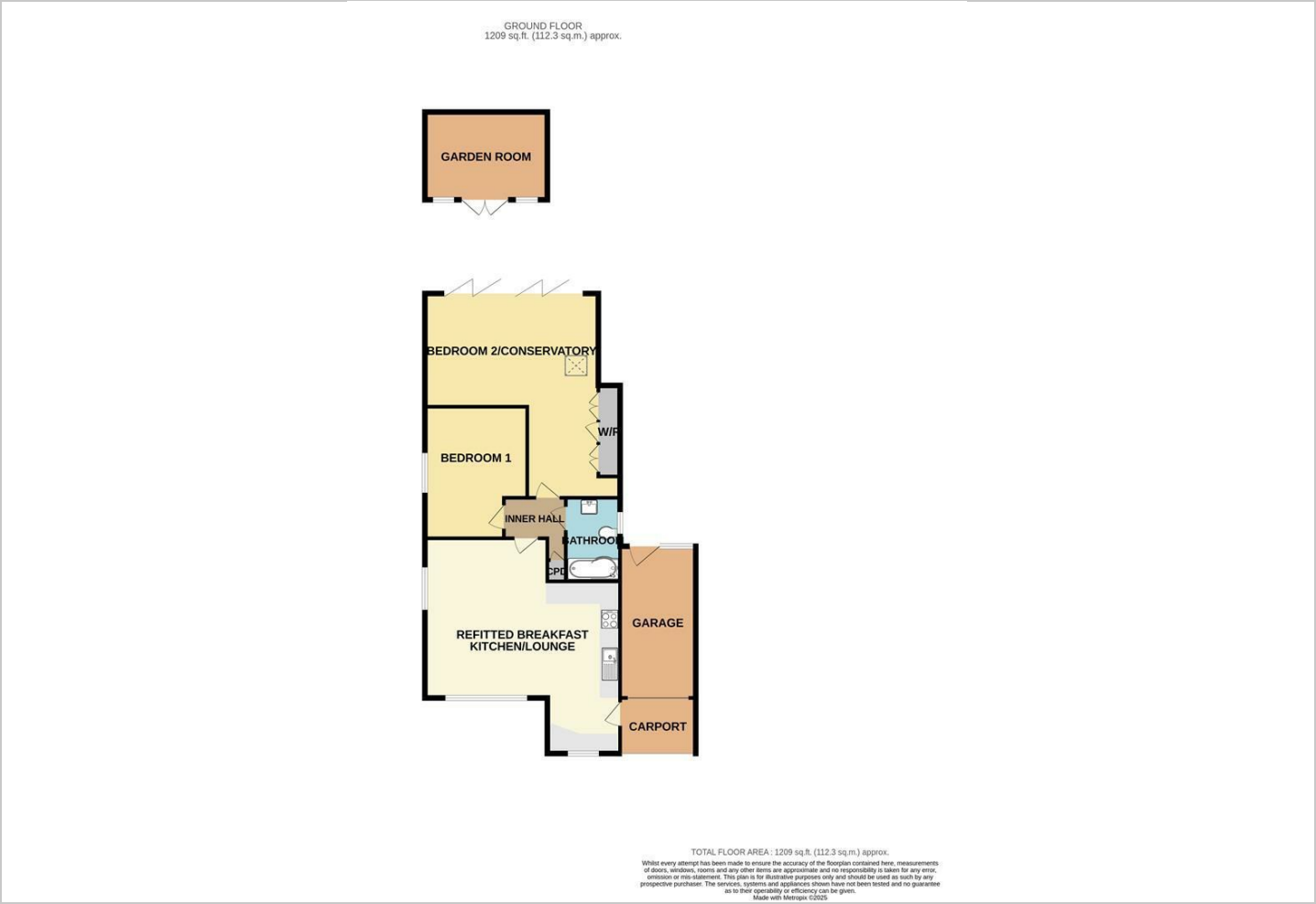
Hybrid Map



Terrain Map



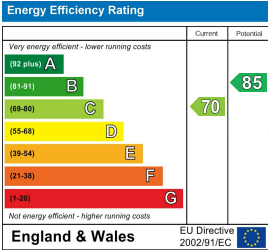
Floor Plan



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.