



43 Uttoxeter Road

Handsacre, Rugeley, WS15 4DW

£340,000





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## Entrance Porch

Approached from upvc double glazed front entrance door with windows to side. Having light point and further door leading into Hallway.

## Reception Hallway

Having ceiling light point, radiator, useful meter cupboard and stairs leading to First Floor Landing.

## Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point and tiling to walls.

## Lounge

21'7" x 13'7" (6.58m x 4.14m)

Having a brick feature fireplace with gas fire on tiled hearth. Two ceiling light points, coving, radiator and upvc double glazed bow window to front aspect. French upvc double glazed doors leading to Rear Garden. Door to Kitchen.

## Second Reception Room

11'10" x 11'0" (3.61m x 3.35m)

Again with brick feature fire place with inset fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window to rear aspect.

## Fitted Kitchen

12'3" x 10'8" (3.73m x 3.25m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Built in electric oven with gas hob over, space with plumbing for washing machine, further appliance space and wall mounted boiler. Ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Door to Snug, Rear Garden and Garage.

## Snug

Approached from Kitchen and having light points, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc doors allowing access to Rear Garden and front elevation. Door to Garage.

## First Floor Landing

Approached from stairs in hallway and having ceiling light point and loft access.

## Bedroom One

11'10" x 11'0" (3.61m x 3.35m)

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

## Bedroom Two

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

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

## Bedroom Three

9'5" x 8'1" (2.87m x 2.46m)

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

## Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, tiling to walls, radiator and upvc double glazed window to front aspect.

## Outside

The property stands on a generous plot with a lawned foregarden, with planted borders, fish pond and a driveway providing plentiful parking for several vehicles. This in turn leads to the GARAGE (22'7" x 9'9") with up and over door, having power, light and

inspection pit for keen mechanics. The enclosed Rear Garden having a good sized paved patio with planted borders and 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.





Road Map



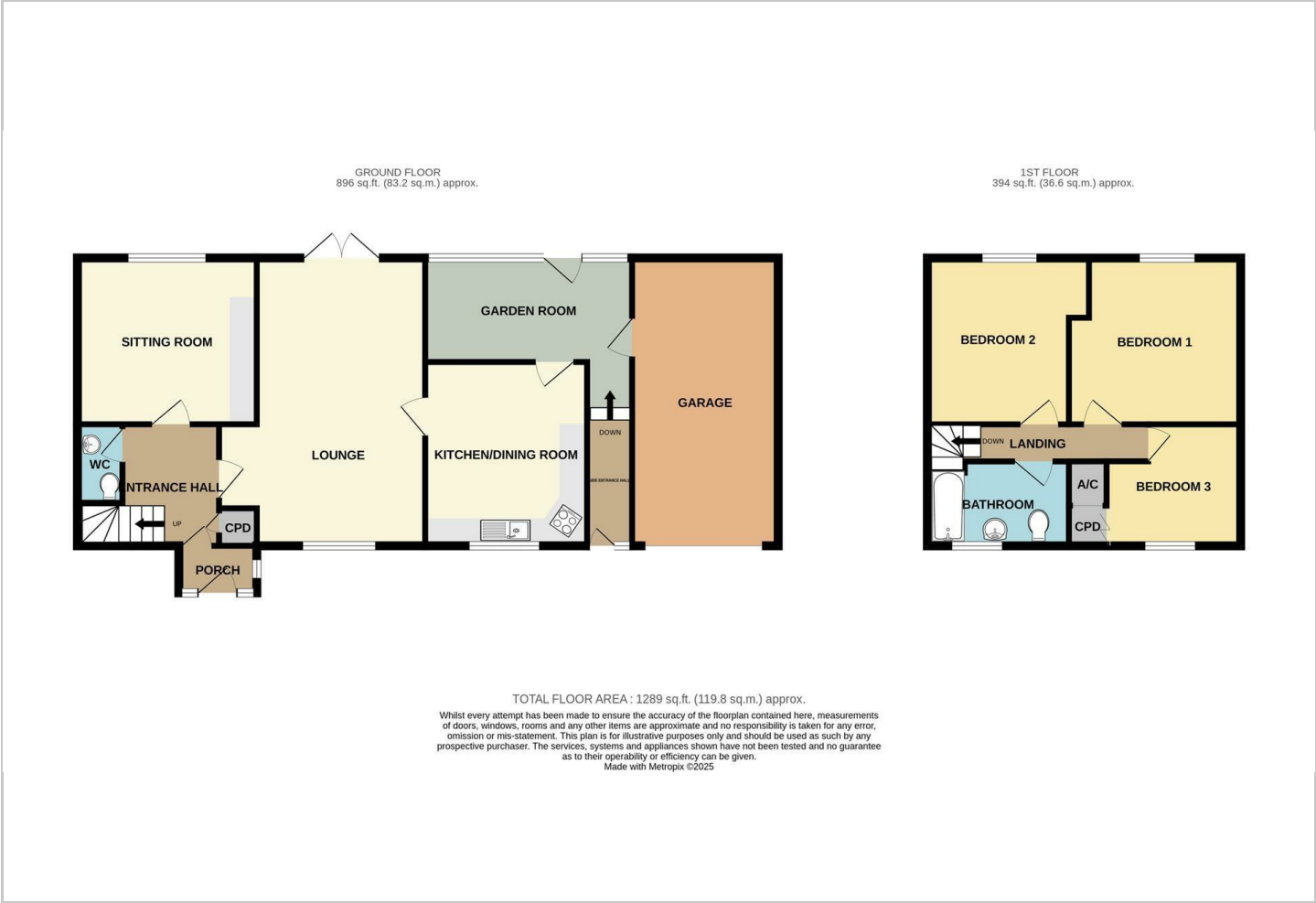
Hybrid Map



Terrain Map



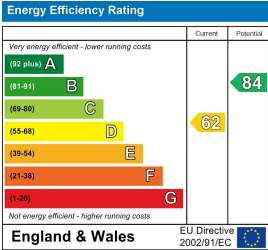
Floor Plan



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.