



22 Farm Close

Etchinghill, Rugeley, WS15 2XT

£320,000



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Entrance Hallway

Approached from upvc double glazed front entrance door with glass side screen and having ceiling light point, radiator, decorative dado rail and stairs leading to First Floor Landing.

Lounge

23'11" x 11'2" (7.29m x 3.40m)

Having two ceiling light points, coving, radiators and upvc double glazed windows to front and rear aspects.

Fitted Kitchen

13'11" x 8'8" (4.24m x 2.64m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset acrylic sink with mixer tap, drainer and tiled splash. Cooker space with extractor hood over, appliance spaces for washing machine, fridge/freezer and slimline dishwasher. Two ceiling light points, radiator, breakfast bar seating area, larder cupboard and upvc double glazed window to rear aspect. Upvc door to Rear Garden and further door to Dining Room/ Bedroom Four.

Dining Room/ Bedroom Four

16'5" x 7'9" (5.00m x 2.36m)

Having ceiling light point, coving, radiator, storage cupboard housing boiler and upvc double glazed window to front aspect.

First Floor Landing

Approached from Hallway and having ceiling light point, airing cupboard with hot water tank and loft access with ladder, light and being part boarded.

Bedroom One

11'3" x 9'8" (3.43m x 2.95m)

Being fitted with a range of wardrobes with sliding mirror doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two

11'2" x 7'11" (3.40m x 2.41m)

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

Bedroom Three

13'6" x 7'10" (4.11m x 2.39m)

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

Bathroom

Comprising panelled bath with shower attachment and electric shower over, his and her vanity sinks with storage below. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

Separate w.c

Comprising w.c, ceiling light point, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property having concrete driveway providing parking for several vehicles leading to Garage with wooden doors having light and power. A lawned fore garden planted with shrubs with steps to front entrance door. A side gate leading to pathway into the enclosed SOUTH FACING rear garden having a paved patio with further steps to lawn with mature borders and hot/cold taps.

Agents Notes

Tel: 01889 358172

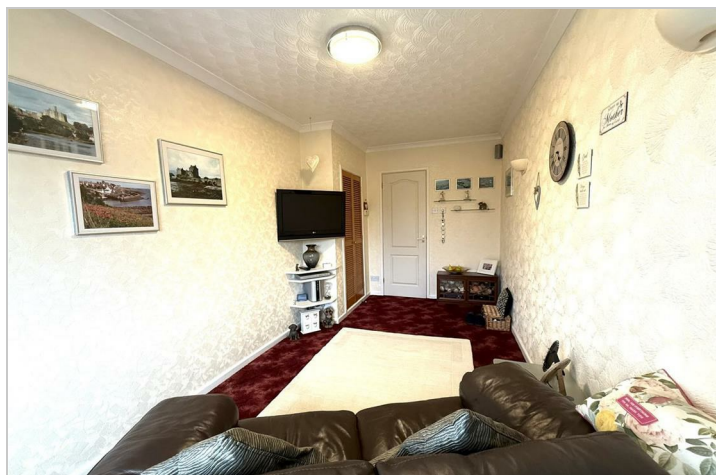
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are 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



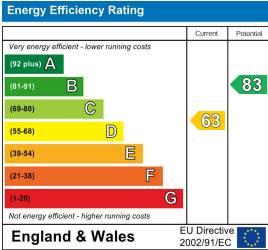
Floor Plan



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.