



## 11 Millington Street

, Rugeley, WS15 2HH

**£269,995**



Chase Owl are pleased to market this good sized four bedroom end terraced town house. Being offered with NO UPWARD CHAIN, walking distance to town and the amenities with private garden to rear. Having Lounge/Dining Room, Fitted Breakfast Kitchen and Inner Hallway / Office. First Floor Landing to Four DOUBLE Bedrooms and Bathroom. Driveway for several vehicles, Garage and Private Enclosed Garden to rear.



## Lounge/ Dining Room 26'11" x 13'5" (8.20m x 4.09m)

Approached from upvc front entrance door and having brick feature fireplace with tiled hearth. Two ceiling light points, radiators, decorative dado rail and upvc double glazed windows to front and rear aspects. Stairs to First Floor Landing and door to Kitchen.

## Breakfast Kitchen 18'0" x 8'4" (5.49m x 2.54m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven, induction hob with extractor hood over, integrated washing machine, American fridge/freezer and microwave. Inset ceiling lights, radiator, laminate flooring, plinth lighting and breakfast bar seating area. Upvc double glazed windows to side aspect and sliding patio door to Rear Garden.

## Inner Hallway/ Office

Having composite side entrance door with window to side. Two light point, radiator, wall mounted boiler, useful storage cupboard and access door to Garage.

## First Floor Landing

Approached from stairs in Lounge and having two ceiling light points and loft access with ladder, light and being part boarded with hot water cylinder tank.

## Bedroom One 9'11" x 8'6" (3.02m x 2.59m)

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

## Bedroom Two 11'7" x 11'2" (3.53m x 3.40m)

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

## Bedroom Three 13'8" x 11'1" (4.17m x 3.38m)

Having built in bedroom furniture. Ceiling light point, radiator and upvc double glazed window to side aspect.

## Bedroom Four 12'6" x 11'2" (3.81m x 3.40m)

Having ceiling light point, radiator and upvc double glazed windows to front and side aspects.

## Bathroom

Comprising walk in shower cubicle, jacuzzi bath, vanity hand wash basin and w.c. Ceiling light points, radiator and upvc double glazed window to rear aspect.

## Outside

The front of the property having driveway for off road parking. Garage (17'2" x 11'0") with roller shutter door with light, power and access to the Office. The enclosed rear garden being accessed via side gate and having a paved patio, lawn with mature borders, shed, outside tap, power and lighting. Also having outside W.C with second access via shared entry.

## 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:

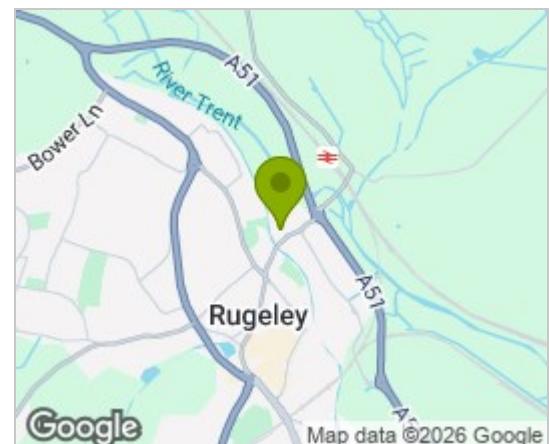
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

## Money Laundering:

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

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

