



46 Rishworth Avenue

, Rugeley, WS15 2ER

Offers in the region of £285,000



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Entrance Porch

Approached from upvc double glazed front entrance door with side screen. Further door leading to Hallway.

Reception Hallway

Having ceiling light point, laminae flooring and stairs leading to First Floor Landing. Doors to Lounge and Fitted Kitchen.

Lounge/ Dining Room

24'8" x 10'2" (7.52m x 3.10m)

Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, radiators, laminate flooring and upvc double glazed window to front aspect. Archway to Conservatory.

Conservatory

15'10" x 9'8" (4.83m x 2.95m)

Being constructed of brick base with upvc double glazed frame with light point and bi fold doors opening to the enclosed rear garden.

Fitted Kitchen

8'10" x 8'4" (2.69m x 2.54m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, hob with extractor over, integrated microwave, dishwasher and fridge. Inset ceiling lights and upvc double glazed window to rear aspect. Door to Inner Hallway.

Inner Hallway with Utility Area

Having light point, loft access, work surface with space and plumbing for washing machine and electric wall heater. Access door to Garage space and upvc double glazed door to Rear Garden.

Downstairs Wet Room

Comprising walk in shower, w.c and hand wash basin. Inset lights, extractor fan, tiling to walls and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing boiler and upvc double glazed window to side aspect.

Bedroom One

11'6" x 9'9" (3.51m x 2.97m)

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

Bedroom Two

9'11" x 9'0" (3.02m x 2.74m)

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

Bedroom Three

7'1" x 6'5" (2.16m x 1.96m)

Ceiling light point, radiator, useful storage cupboard and upvc double glazed window to side aspect.

Bathroom

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

Outside

The front of the property having a lawned fore garden with path to front entrance door. Wooden double doors allowing access to the Garage space, with power and light. A side gate allows access to

Tel: 01889 358172

the low maintenance enclosed rear garden with paved patio, artificial grass and borders.

Agents Notes

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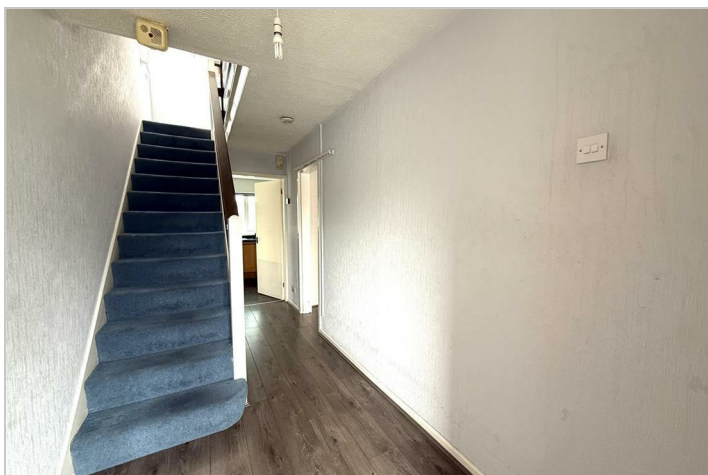
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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

Fixtures and Fittings:

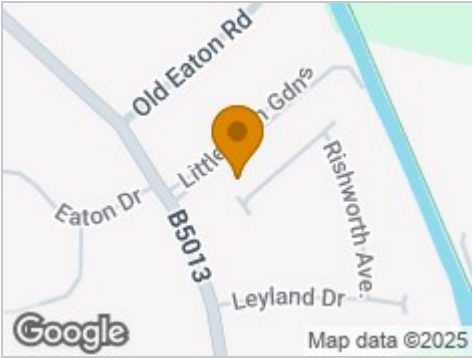
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

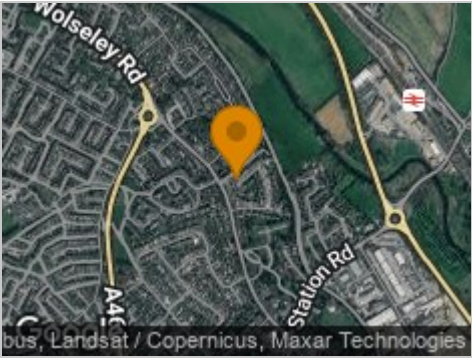
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



Hybrid Map



Terrain Map



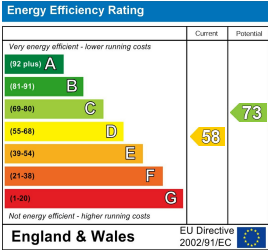
Floor Plan



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.