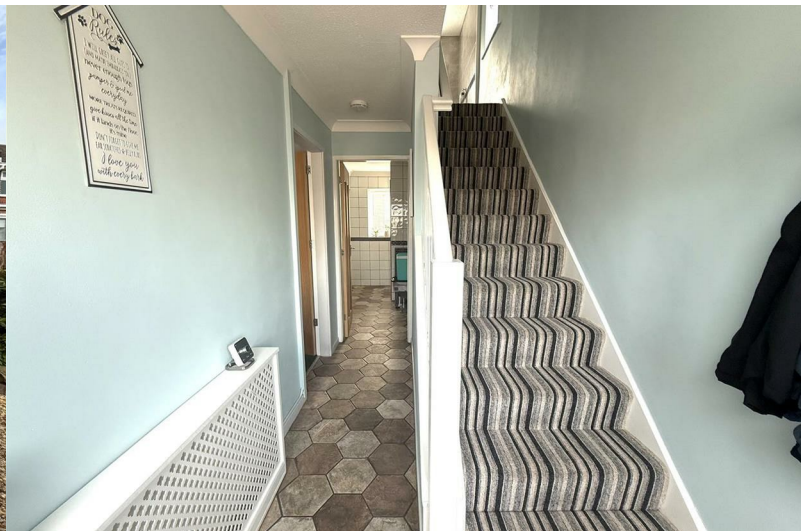




61 Leahall Lane

Brereton, Rugeley, WS15 1HX

£245,000



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Entrance Hallway

Approached from upvc double glazed front entrance door with glass side screen and having ceiling light point, radiator, smoke alarm, tiled flooring and stairs leading to First Floor Landing. Doors to Lounge and Utility.

Lounge/Dining Room

22'9" x 12'7" (6.93m x 3.84m)

Having wooden mantle with inset electric fire. Two ceiling light points, radiators, coving and upvc double glazed bow window to front aspect. Double multi paned doors leading to Fitted Kitchen.

Fitted Kitchen

11'10" x 10'10" (3.61m x 3.30m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Cooker point with extractor over, spaces for fridge/ freezer and washing machine. Ceiling light point, radiator, coving and upvc double glazed window to rear aspect. Door to Utility.

Guest Cloakroom

Comprising w.c and vanity hand wash basin with tile splash. Inset ceiling light, coving, tiling to walls and flooring and extractor fan.

Utility Area

Approached from Kitchen and having under stairs storage cupboard, inset ceiling lights, radiator, tiled flooring, upvc double glazed window to rear aspect and door to Boot Room / Garage.

Boot Room

11'3" x 7'1" (3.43m x 2.16m)

Having ceiling light point, power and upvc door and window to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having radiator, ceiling light point, airing cupboard with shelving, loft access with ladder to boarded loft space housing combination boiler and upvc double glazed window to side aspect.

Bedroom One

12'2" x 11'0" (3.71m x 3.35m)

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

Bedroom Two

11'3" x 10'5" (3.43m x 3.18m)

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

Bedroom Three

9'1" x 7'7" (2.77m x 2.31m)

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

Bathroom

Comprising shaped bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a block paved driveway providing parking for several vehicles and

in turn leading to Garage with up and over door, with power and light. The low maintenance enclosed garden having paved patio, steps to further seating area with borders, outside tap and power.

Agents Notes

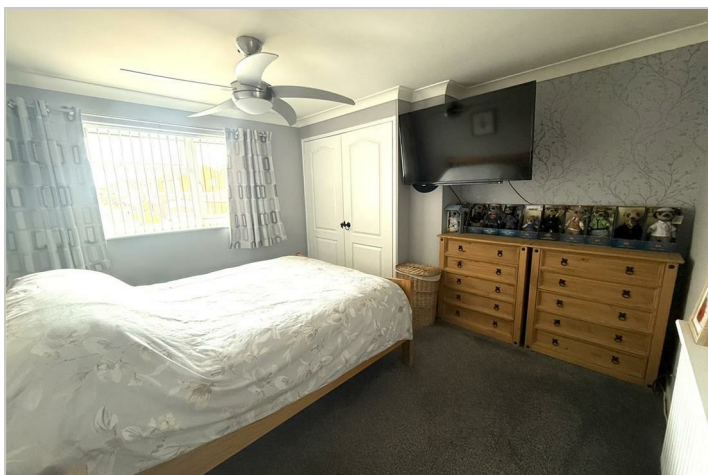
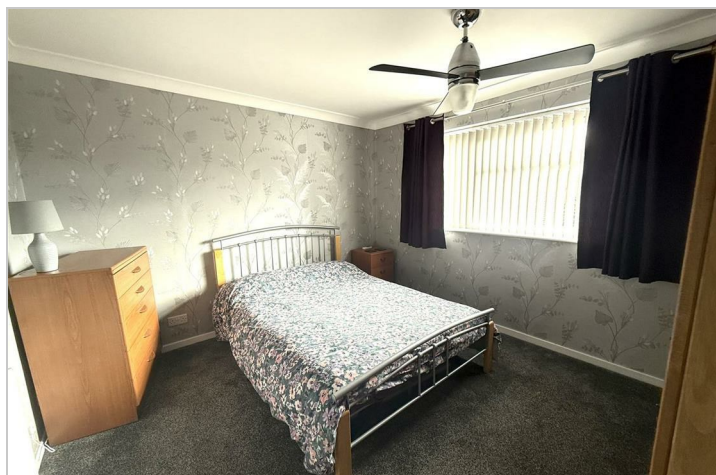
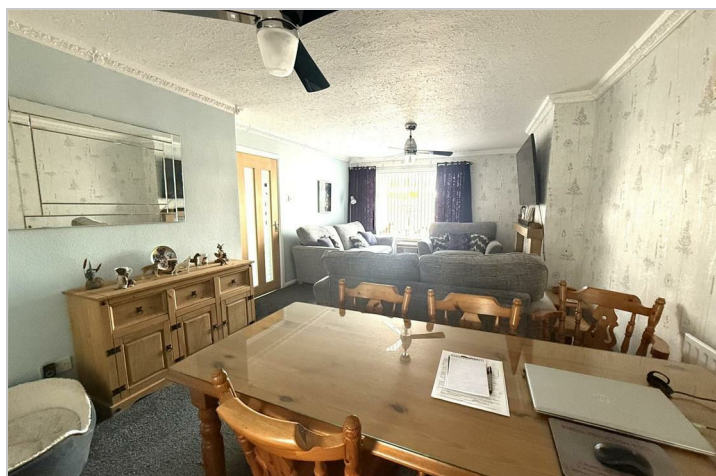
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



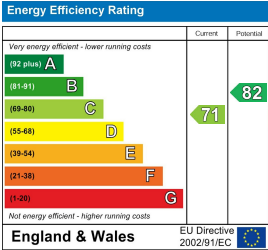
Floor Plan



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.