



28 Tithebarn Road

, Rugeley, WS15 2QW

£385,000



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Entrance Hallway

Approached from upvc double glazed front entrance door with glass side screen. Having two ceiling light points, radiator, useful storage cupboard housing combination boiler and loft access with ladder, light and being part boarded.

Dining Room

8'11" x 7'8" (2.72m x 2.34m)

Having ceiling light point, radiator and upvc double glazed window to side access. Archway to Fitted Kitchen and double doors to Lounge.

Lounge

18'0" x 11'10" (5.49m x 3.61m)

Having a wooden feature fire surround with electric fire on marble hearth. Ceiling light point, wall lights, coving, radiator and sliding upvc double glazed patio door to Conservatory.

Fitted Kitchen

9'0" x 8'6" (2.74m x 2.59m)

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. Built in double oven, gas hob with extractor hood over, integrated dishwasher, fridge and microwave. Ceiling light point, radiator and upvc double glazed window to rear aspect. Door to Conservatory.

Conservatory

21'5" x 8'4" (6.53m x 2.54m)

Being constructed of brick base with upvc double glazed frame and having two ceiling light/fans, radiator, tiled flooring and French doors to Rear Garden. Access door to Utility and Garage.

Utility Room

Approached from Conservatory and having light point, space with plumbing for washing machine and window over looking the Garden. Door to Garage.

Bedroom One

15'2" x 11'3" (4.62m x 3.43m)

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

Bedroom Two

11'4" x 11'2" (3.45m x 3.40m)

Having ceiling light point, radiator, coving, built in wardrobe and upvc double glazed window to side aspect.

Bedroom Three

10'9" x 8'8" (3.28m x 2.64m)

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

Shower Room

Comprising double walk in shower cubicle with shower attachment, vanity hand wash basin and closet w.c. Two ceiling light points, extractor fan, heated towel rail, tiling to walls and flooring with upvc double glazed window to side aspect.

Outside

The front of the property having a lawned fore garden and block paved driveway allowing parking for several vehicles which in turn leads to Garage with door and having light and power. A side gate allows access to the SOUTH FACING enclosed rear garden with paved patio, steps to further seating area, lawn with mature flower borders, shed, summer house and outside tap.

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



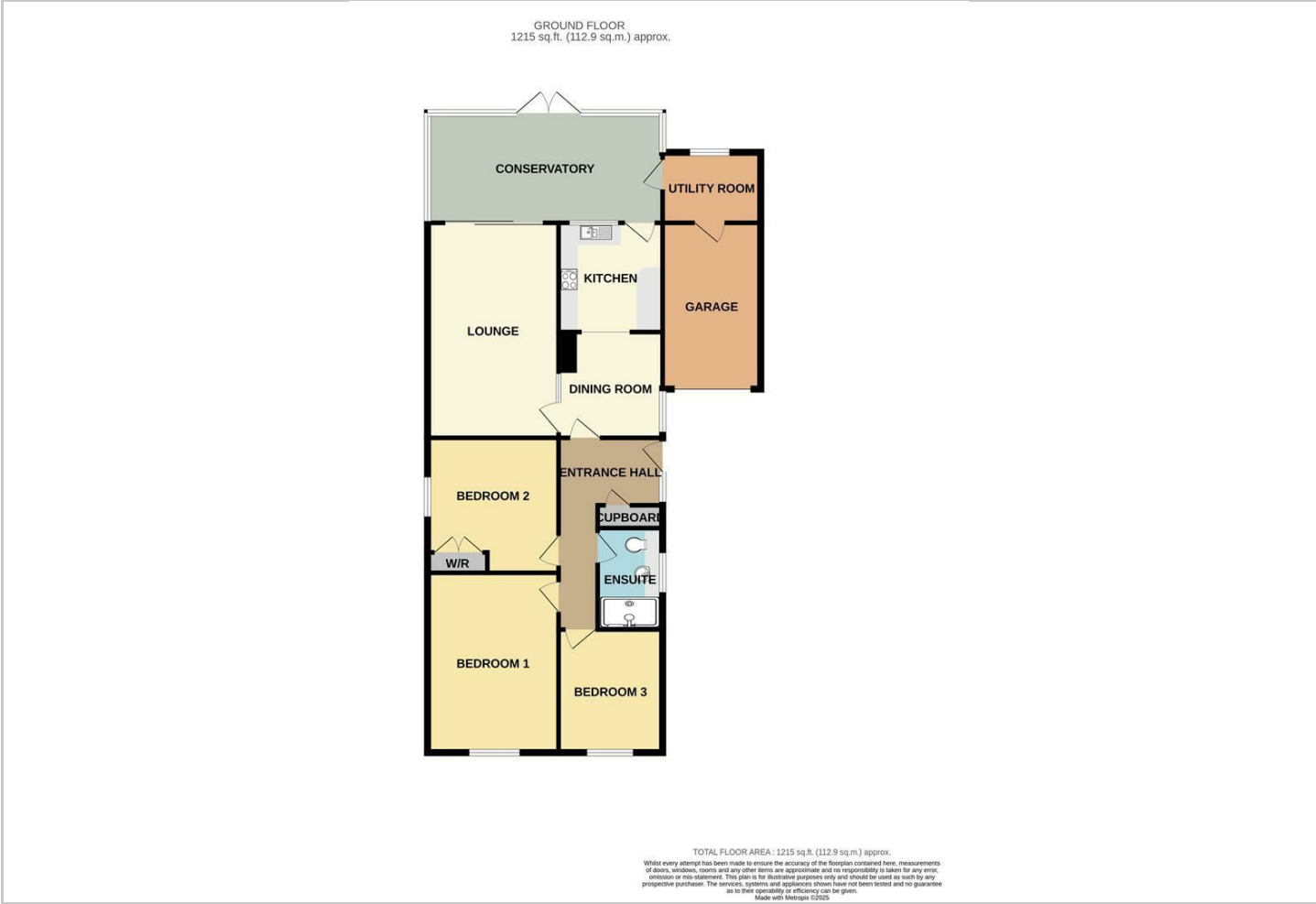
Hybrid Map



Terrain Map



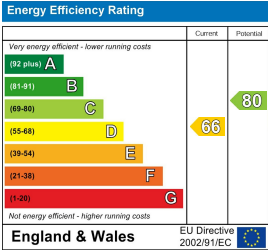
Floor Plan



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.