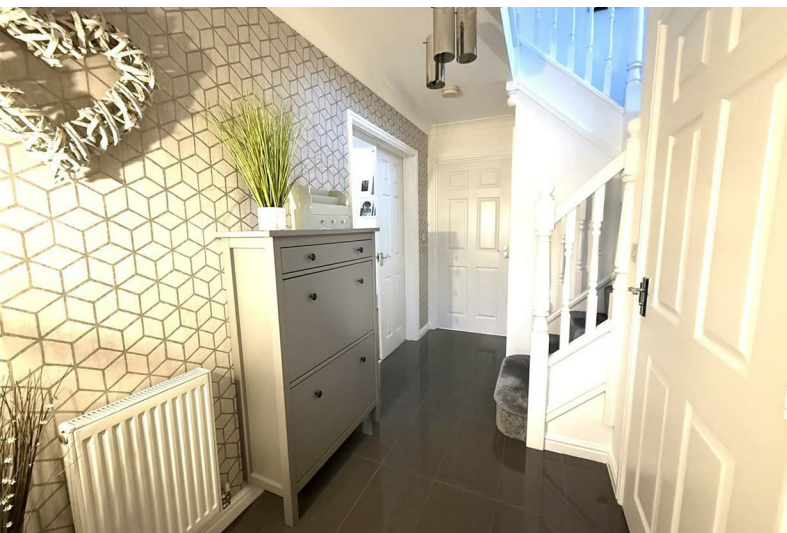




25 St. Johns Drive

Hawksyard, Rugeley, WS15 1GX

£345,000



25 St. Johns Drive

Hawksyard, Rugeley, WS15 1GX

£345,000



Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, tiled flooring, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan, tiled flooring, half tiling to walls and upvc double glazed window to side aspect.

Lounge

18'3" x 10'9" (5.56m x 3.28m)

Having ceiling light point, radiator, coving and upvc double glazed bay window to front aspect. Double doors leading to Dining Room.

Dining Room

11'3" x 9'4" (3.43m x 2.84m)

Having ceiling light point, radiator, coving and French upvc doors to Rear Garden. Door to Fitted Kitchen.

Breakfast Kitchen

14'1" x 10'3" (4.29m x 3.12m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Fitted double electric oven with gas hob and extractor over, dishwasher, washing machine and fridge/freezer. Wall mounted boiler, inset ceiling lights, radiator, tiled flooring and upvc double glazed window to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, radiator and airing cupboard

with tank. Upvc double glazed window to side aspect.

Master Bedroom

11'82" x 10'10" (3.35m x 3.30m)

Being fitted with built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Heated towel rail, tiled flooring, half tiling to walls, inset lights, extractor fan and upvc double glazed window to side aspect.

Bedroom Two

10'11" x 10'7" (3.33m x 3.23m)

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

Bedroom Three

9'02" x 6'10" (2.79m x 2.08m)

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

Bedroom Four

9'1" x 6'11" (2.77m x 2.11m)

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

Bathroom

Comprising panelled bath with shower attachment, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, extractor fan, half tiling to walls, tiled flooring and upvc double glazed window to side aspect.

Outside

The front of the property having a driveway to Garage with up and over door, with power, light, loft storage and access door to rear garden. The rear garden is accessed via the garage and having paved patio to lawn with borders, raised brick planters, shed and outside tap.

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:

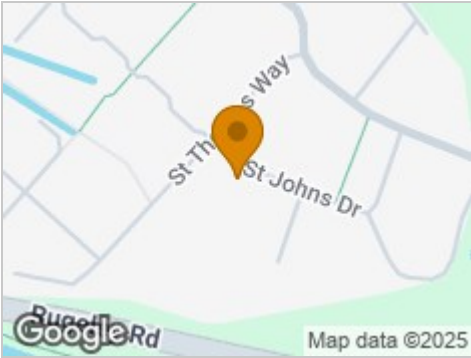
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

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



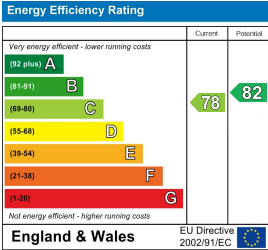
Floor Plan



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.