



4 Lodge Road

Brereton, Rugeley, WS15 1HG

Offers in the region of £240,000



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Entrance Porch

Approached from upvc front entrance door with windows to side and having laminate flooring, light and radiator. Further door to Hallway.

Reception Hallway

Having ceiling light point, radiator, laminate flooring and stairs to First Floor Landing.

Lounge

Having wall mounted gas feature fire. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect. Open plan to Dining Room.

Dining Room

Having ceiling light point, radiator, laminate flooring and sliding patio door to Conservatory. Access door to Kitchen.

Conservatory

Being constructed of base wall with upvc double glazed frame and having light point with sliding patio door to Rear Garden.

Fitted Kitchen

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 double electric oven with hob and extractor over. Ceiling light point, laminate flooring, useful larder cupboard and upvc double glazed window to rear aspect. Door to Utility Room.

Utility / Guest Cloakroom

Having fitted wall units with work surface below providing spaces for washing machine, tumble dryer

and fridge/freezer. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Doors to Garage and Rear Garden. Guest Cloakroom; Having w.c, tiled flooring and upvc double glazed window to rear aspect.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising panelled bath with shower over and screen, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, extractor fan, tiled walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a gravelled driveway providing plentiful parking for vehicles. Electric roller shutter door gives access to the Garage with power, light and further door to Utility. A side gate leading to enclosed rear garden with paved patio, steps to lawn and outside tap.

Tel: 01889 358172

Agents Notes

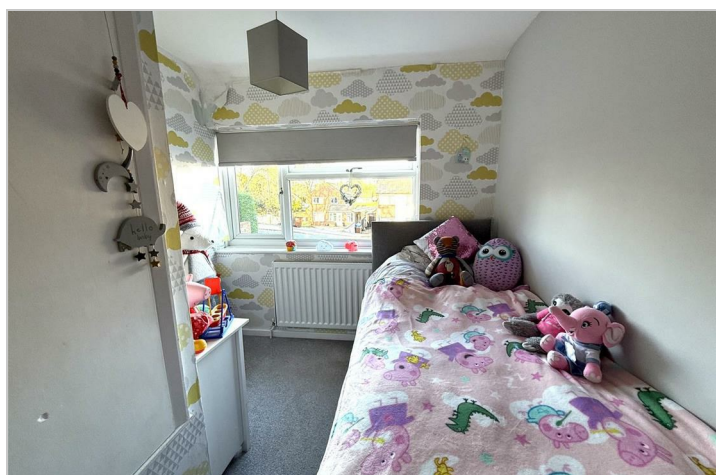
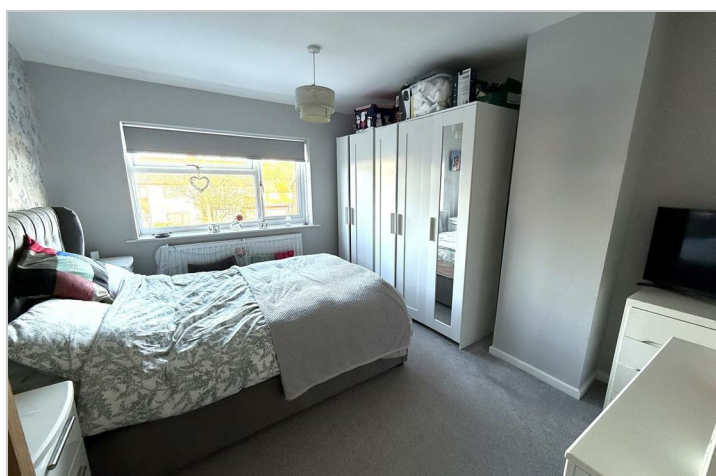
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



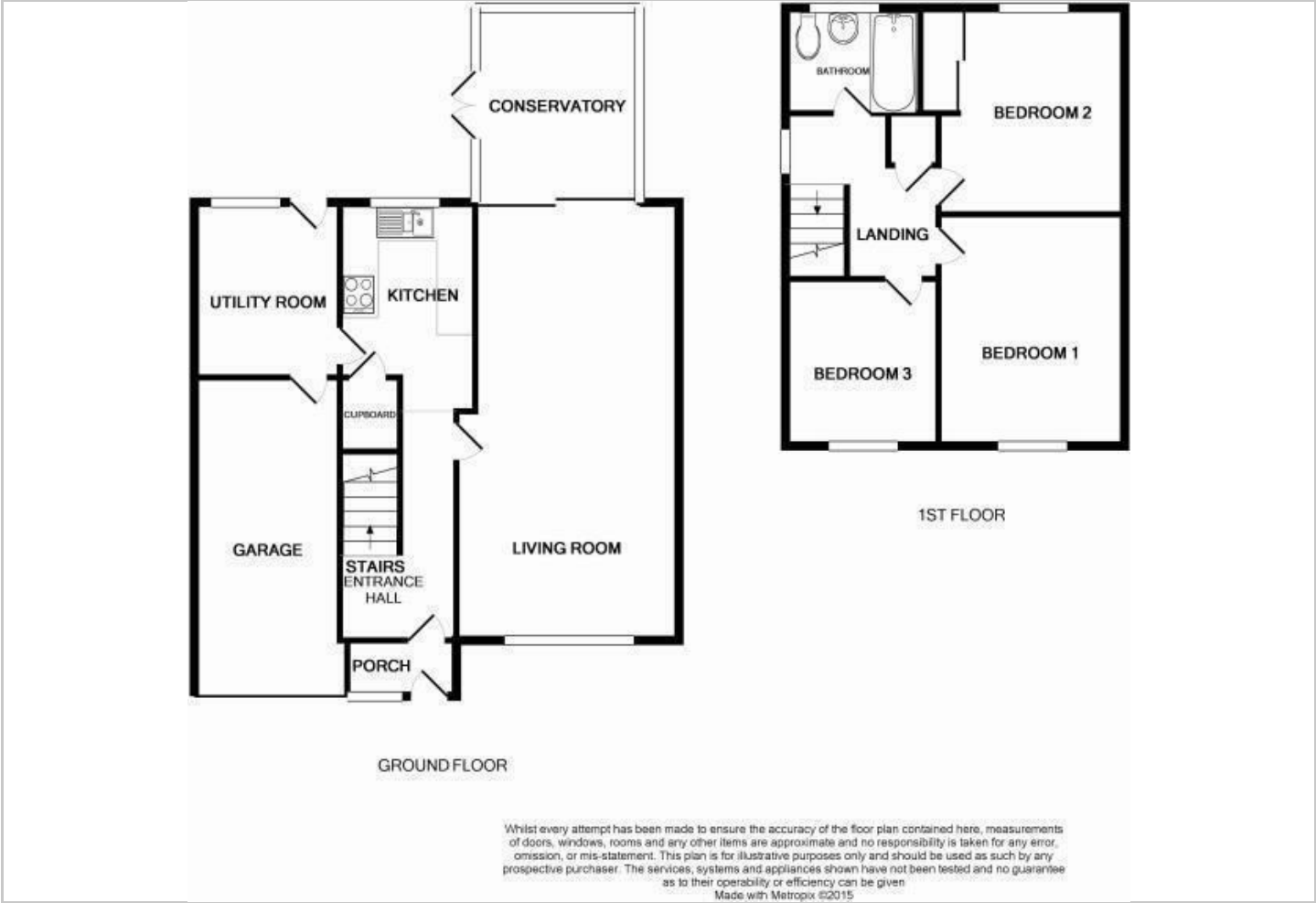
Hybrid Map



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.