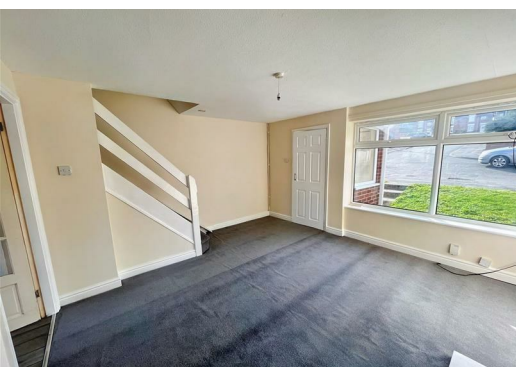




Campbell Close,
Rugeley, Staffordshire, WS15 2PP
£900 Per Month



**** AVAILABLE EARLY MAY ** TO LET ** NEWTON FALLOWELL LICHFIELD**** are delighted to offer this three bedroom mid terraced family home TO LET in Rugeley.

The property comprises of a spacious lounge, open plan dining room/ kitchen, 3 Bedrooms and a private rear garden. This property also benefits from UPVC double glazing and central heating.

Call to book a viewing now!

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Porch

4'8 x 6'4 (1.42m x 1.93m)

With front UPVC Door with double glazed window to side and front.

Lounge

14'9 x 14 (4.50m x 4.27m)

Double glazed window to front and radiator. marble effect surround hearth, ceiling lighting point and stairs leading to first floor.

kitchen/Diner

14'9 x 9'10 (4.50m x 3.00m)

having a range of wall and base mounted units with work surfaces over, inset stainless steel sink unit with drainer and mixer tap . Integrated stainless steel electric oven and hob. Space and plumbing for washing machine and further space for additional appliance. Two ceiling light points, radiator, part tiling to walls and laminate flooring. Useful under stair storage cupboard in the dining area. UPVC double-glazed window to rear and french sliding door to rear garden.

First Floor Landing

approached via staircase from lounge. Ceiling light point and loft access.

Master bedroom

14'6" x 9'10" (4.42 x 3)

having ceiling light point, radiator and UPVC double-glazed window to front

Bedroom two

9'3" x 8'5" (2.84 x 2.57)

with ceiling light point, radiator and UPVC double-glazed window to rear

Bedroom Three

10'0" x 5'10" (3.07 x 1.78)

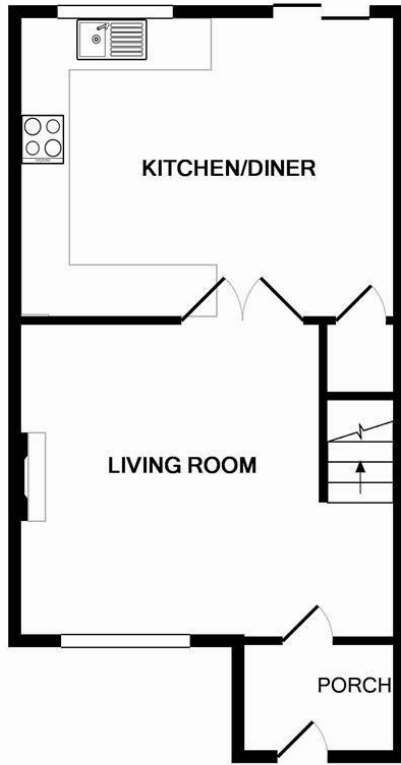
having a useful over stairs storage cupboard, ceiling light point, radiator and UPVC double-glazed window to front

comprising of a panelled bath with mixer tap, pedestal hand

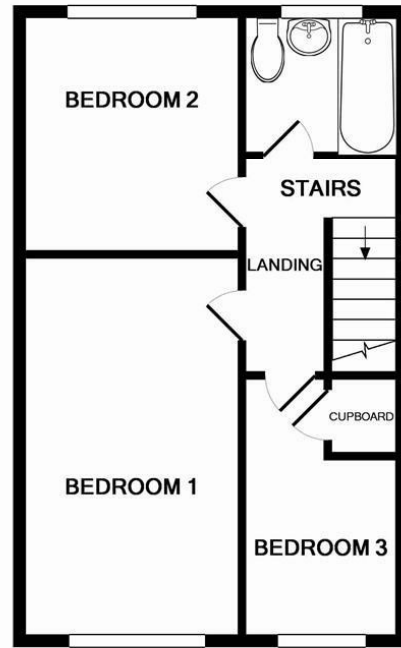
wash basin with mixer tap and low-level wc. Ceiling light point, heated towel rail, partially tiled with laminate flooring. UPVC double-glazed window to rear.

Garden

Rear garden with slabbed area and turfed area. Access to Campbell Close through rear gate.

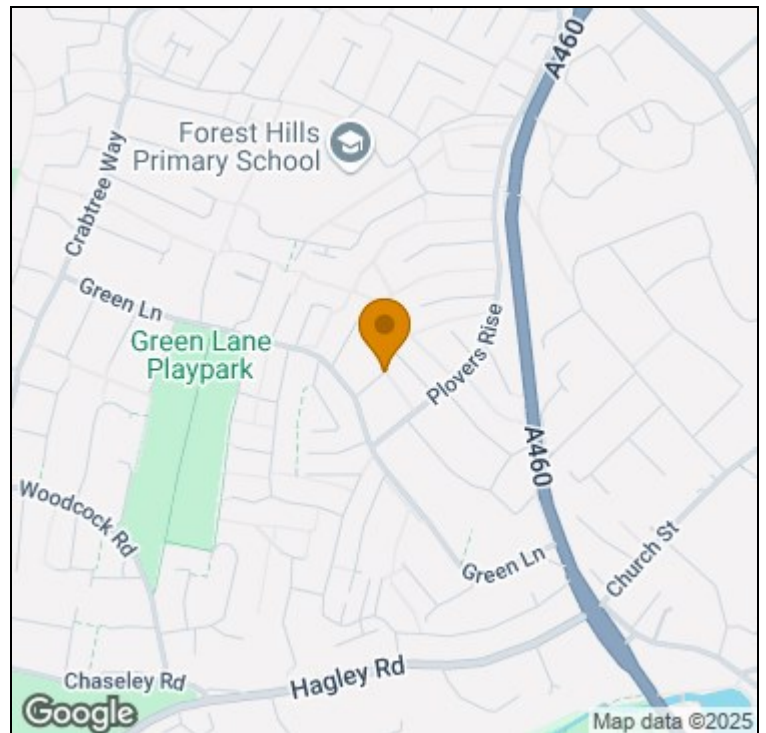
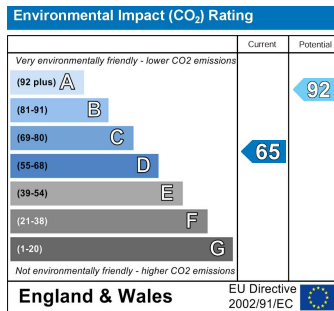
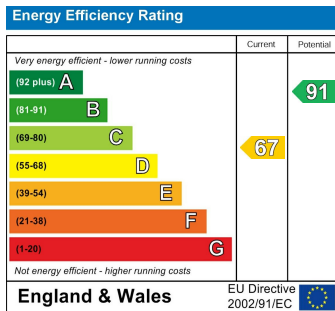


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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