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9 Bank Top, Rugeley, WS15 2GD
Guide Price £400,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

JR Properties are pleased to market this four bedroom detached family home situated in a popular cul-de-sac location. The accommodation is presented to a high standard throughout and early viewing is essential for you to appreciate. Comprising of; reception hallway, guest wc, family lounge, dining room, sitting room, conservatory, impressive breakfast kitchen and utility. There are four good sized bedrooms, re-fitted en-suite & family bathroom. The property also offers a double detached garage, ample off road parking and an attractive private rear garden.

Reception Hall - Ceiling spot lighting, radiator, solid wood flooring, central staircase leading to first floor accommodation and doors off to;

Guest Wc - Having a suite comprising of low level wc, wash hand basin, part wall tiling, solid wood flooring, towel radiator, overhead lighting and double glazed window to side aspect.

Family Lounge - 4.944 x 3.679 (16'2" x 12'0") - Ceiling spot lighting, radiators, solid wood flooring, feature wall mounted gas living flame fire, double glazed windows to front and side aspects.

Dining Room - 3.566 x 2.930 (11'8" x 9'7") - Overhead lighting, radiator, solid wood flooring and double glazed bay window to front aspect.

Sitting Room - 3.935 x 3.374 (12'10" x 11'0") - Ceiling spot lighting, radiator, solid wood flooring and double glazed bi-fold doors leading to conservatory.

Conservatory - 4.606 x 2.876 (15'1" x 9'5") - Wall lighting, tiled flooring with under floor heating, fitted blinds, feature multi fuel stove and double glazed bi-fold doors leading to rear garden.

Impressive Breakfast Kitchen - 4.136 x 3.290 (13'6" x 10'9") - Having a range of base and wall mounted units with preparation work surfaces over, incorporating an inset stainless steel twin sink with mixer tap over, gas five ring hob with extractor fan over, two integrated electric ovens, integrated microwave, integrated dishwasher, space for American fridge freezer, breakfast bar, part wall tiling, tiled flooring with under floor heating, ceiling spot lighting, radiator, under stairs storage cupboard, door to utility, double glazed windows to rear and side aspects.

Utility - 1.786 x 1.641 (5'10" x 5'4") - Having base and wall mounted units with preparation work surface over, incorporating an inset sink with mixer tap over, plumbing for washing machine, part wall tiling, tiled flooring, ceiling spot lighting and double glazed door leading to side of property.

Landing - Ceiling spot lighting, radiator, loft access, airing cupboard, storage cupboard with shelving and doors off to;

Bedroom One - 3.597 x 3.252 (11'9" x 10'8") - Overhead lighting, radiator, built in wardrobes with sliding doors and double glazed window to front aspect.

En-Suite - Having a suite comprising of low level wc, wash hand basin, walk in shower with mixer shower, full tiling to walls, tiled flooring, ceiling spot lighting, towel radiator, extractor fan and double glazed window to front aspect.

Bedroom Two - 3.607 x 2.923 (11'10" x 9'7") - Overhead lighting, radiator and double glazed windows to front and side aspects.



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Bedroom Three - 2.913 x 2.552 (9'6" x 8'4") - Overhead lighting, radiator and double glazed window to rear aspect.

Bedroom Four - 3.079 x 2.358 (10'1" x 7'8") - Overhead lighting, radiator and double glazed window to rear aspect.

Family Bathroom - Having a suite comprising of wc, wash hand basin, panelled bath with attachment over, full tiling to walls, tiled flooring, ceiling spot lighting, towel radiator and double glazed window to rear aspect.

Outside - The property is positioned in the corner of the cul-de-sac with a recently laid block paved driveway offering ample off road parking and has side access to rear.

There is an attractive rear garden with lawn, generous patio areas, additional decked patio at rear of garden, impressive bbq area- ideal for entertaining.

Detached Double Garage - 5.603 x 5.372 (18'4" x 17'7") - Having electric roller shutter door, power, lighting and overhead storage.

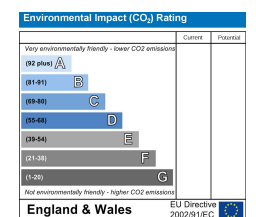
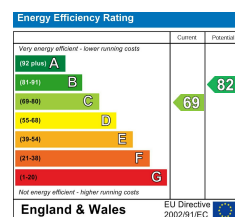
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Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties on . Full details of all our properties can be found on our website:



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