

HUNTERS[®]

HERE TO GET *you* THERE



Wharf Road

Brereton, Rugeley, WS15 1BL

Offers In The Region Of £190,000



Council Tax: B



24 Wharf Road

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Entrance Hallway

accessed via a composite front door, ceiling light point, radiator and stairs to the first floor

Living Room

having a ceiling light point, two radiators, UPVC double-glazed window to the front aspect and a useful understairs storage cupboard

Kitchen

having a range of base and wall units with rolltop work surfaces, a stainless steel sink and drainer with mixer tap, electric oven with a gas hob and extractor fan. Plumbing space for a washing machine and space for a freestanding fridge/freezer. Two ceiling light points, radiator, laminate flooring and UPVC double-glazed window and french doors to the rear aspect.

Downstairs WC

with a ceiling light point, radiator, close-coupled WC, pedestal handwash basin with tiled splashback and laminate flooring

First Floor Landing

having a ceiling light point and loft access

Bedroom One

having a ceiling light point, UPVC double-glazed window to the rear aspect, radiator and built in wardrobe space

Bedroom Two

having a ceiling light point, UPVC double-glazed window to the front aspect, radiator and built in wardrobe space

Bedroom Three

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

Family Bathroom

having a ceiling light point and extractor fan, close-coupled WC, pedestal handwash basin and bath with overhead mains shower. UPVC double-glazed window to the rear aspect, part tiling to walls and laminate flooring

Outside

the front of the property is set back from the road behind a lawn with shrubs, hedges and steps up to the front entrance door

the rear garden has an artificial lawn and a paved patio seating area with a pedestrian gate to the rear of the property giving access to the two allocated parking spaces.

AGENTS NOTE

We are advised by the seller that there is a service charge for maintenance of the car park and communal areas which is payable bi-annually. The charge for the year is approximately £180.00



Road Map



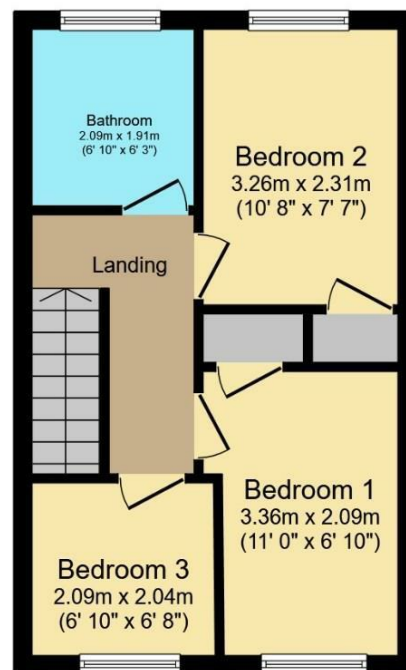
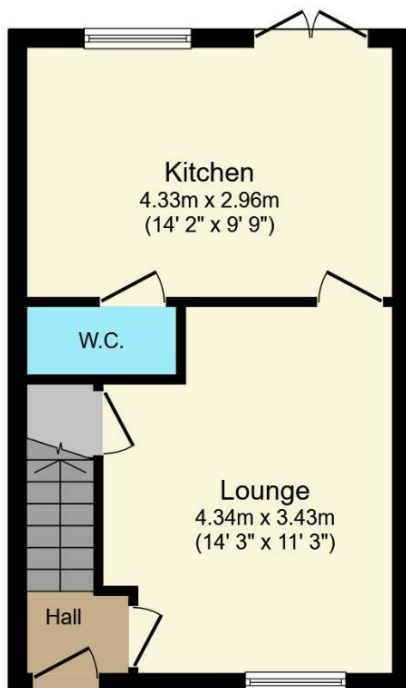
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

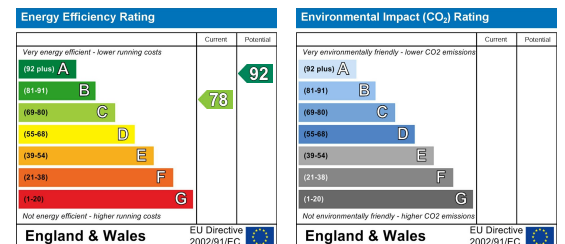
Total floor area 64.1 m² (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

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Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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