

HUNTERS[®]

HERE TO GET *you* THERE



Brereton Road

Brereton, Rugeley, WS15 1DP

Guide Price £475,000



Council Tax: C



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Entrance Hall

accessed via an original wood entrance door and having a useful under stairs cupboard providing storage. Ceiling light point, radiator, laminate flooring and stairs leading to the first floor accommodation

Open Plan Lounge/Dining Room

the lounge having an inset, coal effect gas fire on a marble effect hearth with a feature surround. Ceiling light point, coving, wall light fitment radiator and a double-glazed bay window to the front aspect. Open archway to the dining room which has an inset coal effect gas fire on a marble effect hearth with a feature surround. Ceiling light point, coving, wall light fitment and internal double doors leading into the

Boot Room/Rear Hallway

having two ceiling light points, radiator, tiled flooring and three double-glazed windows to the side aspect. Access to the breakfast kitchen, UPVC double-glazed door into the rear garden and double doors into

Bedroom Six

having a ceiling light fan, radiator and a door leading into the

En-suite Wet Room

being fully tiled and having a mains shower fitment, pedestal hand wash basin and a low-level WC. Two ceiling light points, two towel radiators and vinyl flooring

Breakfast Kitchen

with steps down and having a range of wall and base units with roll top work surfaces, an inset ceramic sink with drainer and co-ordinating central island providing additional storage. Integrated appliances include a double gas oven, gas hob and a dishwasher, there is further appliance space for a fridge-freezer. Inset

ceiling spotlights, ceiling light fan, exposed brick wall with log burning stove, radiator, wall hung gas central heating boiler, tiled floor, double-glazed windows to the side and rear aspects. Door into the

Utility Room

fitted with wall and base units with oak effect work surface and an inset Belfast ceramic sink with mixer tap. Ceiling light point, loft hatch with fitted ladders, space with plumbing for a washing machine and space for a tumble drier and a stable door giving access to the rear garden. There is also a WC.

First Floor Landing

having a large cupboard which is used by the current owners as an additional utility space with light and power. Two wall light fitments, radiator, staircase to the Master Bedroom and a further staircase to the loft room/storage

Sitting Room/Bedroom Two

located on the first floor and highly versatile, this room could be a luxurious bedroom, sitting room or games room.

having a feature brick fireplace with electric fire suite. Two ceiling light points, coving, two wall light fitments, radiator, wooden flooring and two double-glazed windows to the front aspect

Family Bathroom

having a four-piece suite comprising of a panelled bath, pedestal hand wash basin, bidet and a high-level WC. Spot lights on a panelled ceiling, part tiling to walls, radiator, vinyl flooring and a double-glazed window to the rear aspect

Inner Hallway

off of the first floor landing and giving access to bedroom three, four and five. Ceiling light point and radiator

Bedroom Three

having built in furniture providing storage. Ceiling light point, radiator and a double-glazed window to the rear aspect

Bedroom Four

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

Bedroom Five

having a ceiling light point, coving, wall light fitment, radiator and double doors onto the rear facing Juliette balcony

Master Bedroom

accessed via a staircase on the first floor landing and having an extensive range of fitted furniture providing ample hanging and shelving space. Two ceiling light points, feature ceiling beams, two radiators, double-glazed window to the rear aspect and access to the

En-suite

having a roll top bath with mixer tap, vanity hand wash basin and a close-coupled WC. Ceiling light point, feature beams, extractor fan, radiator, fitted storage, vinyl flooring and a double-glazed window to the rear aspect

Loft Room/Storage

having useful eaves storage. Wood panelled ceiling with a ceiling light point, radiator and two double-glazed windows to the rear aspect

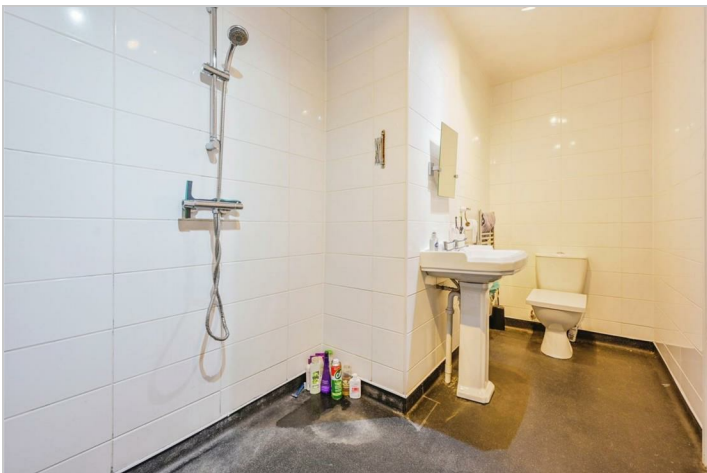
Outside

the front of the property is set back from the road behind a low walled boundary with a block paved driveway providing off-road parking for several vehicles and access to the front entrance door. There are wrought iron gates giving access to the side and rear of the property which in turn provides additional parking space and the DETACHED TIMBER GARAGE/WORKSHOP.

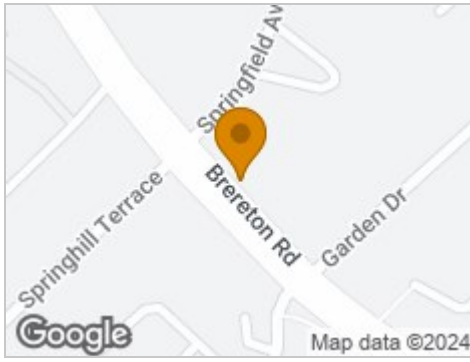
the property benefits from a long rear garden with well established shrubs and trees is fully enclosed. There is a decked seating area, two log stores, useful outside water tap and outside lighting. There is a block paved area which gives access into the property through the boot room or the utility room. The detached timber garage has light and power, double doors for vehicular access and a pedestrian door.

AGENTS NOTE

There are some areas on the top floor of the property that do have restricted head height



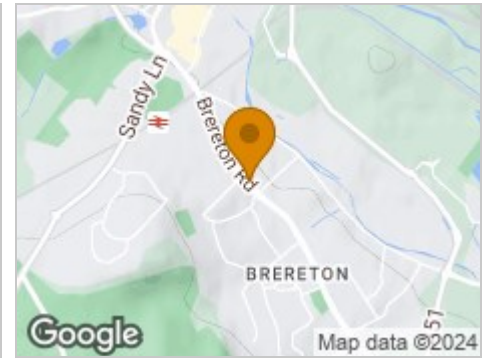
Road Map



Hybrid Map



Terrain Map



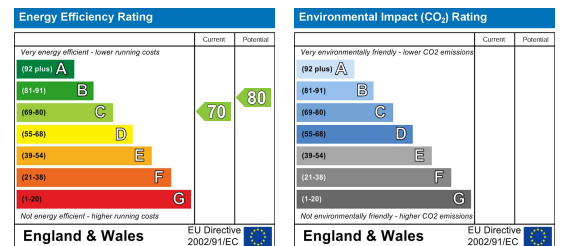
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.