

HUNTERS[®]

HERE TO GET *you* THERE



Coulthwaite Way

Brereton, Rugeley, WS15 1SG

Asking Price £175,000



Council Tax: A



121 Coulthwaite Way

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Entrance Hallway

accessed by a UPVC double-glazed front entrance door and having two useful storage cupboards. Ceiling light point, radiator, under stairs storage space, stairs to the first floor and wood effect laminate flooring

Living Room

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

Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces and a stainless steel sink with drainer. Electric oven, gas hob, extractor hood, fridge-freezer and space with plumbing for a washing machine. Two ceiling light points, two radiators, useful pantry cupboard, vinyl flooring, two UPVC double-glazed windows to the rear aspect and a UPVC double-glazed door giving access to the garden

First Floor Landing

having a cupboard with shelving and fitted with a radiator. Ceiling light point, access to the loft and a radiator

Bedroom One

having a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two

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

Bedroom Three

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

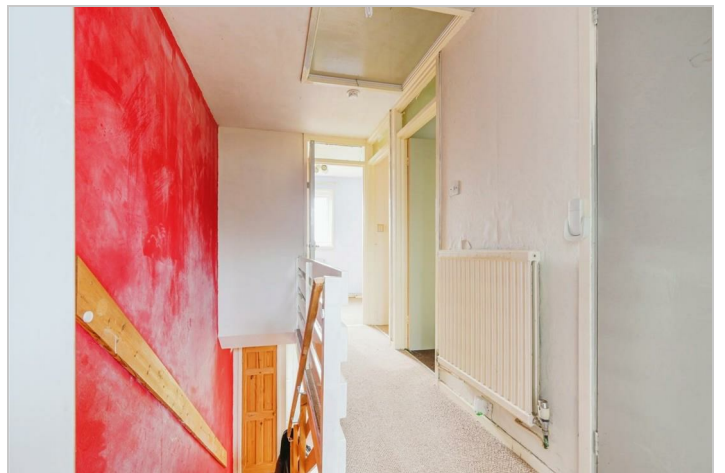
Wet Room

having a mains powered shower fitment, semi-pedestal hand wash basin and a close-coupled WC. Ceiling light point, radiator, part tiling walls and two UPVC double-glazed windows to the rear aspect

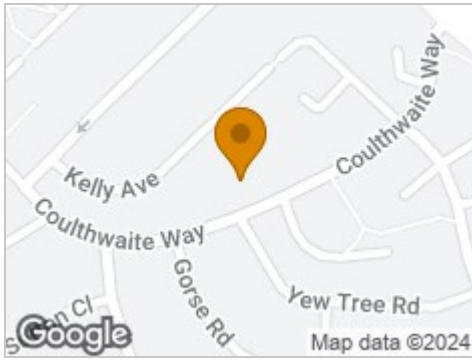
Outside

the front of the property is elevated from the public footpath and has lawn and a paved path with steps leading to the front entrance door. There is also access to the side of the property.

the rear garden is mainly laid to lawn with screen fencing and a brick outhouse for storage



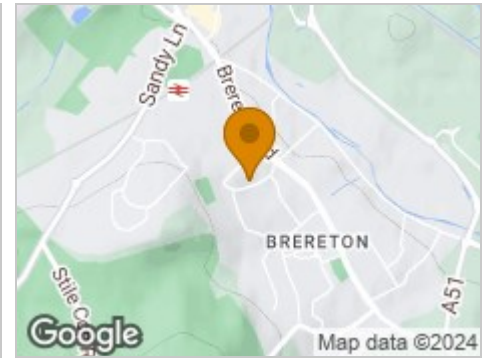
Road Map



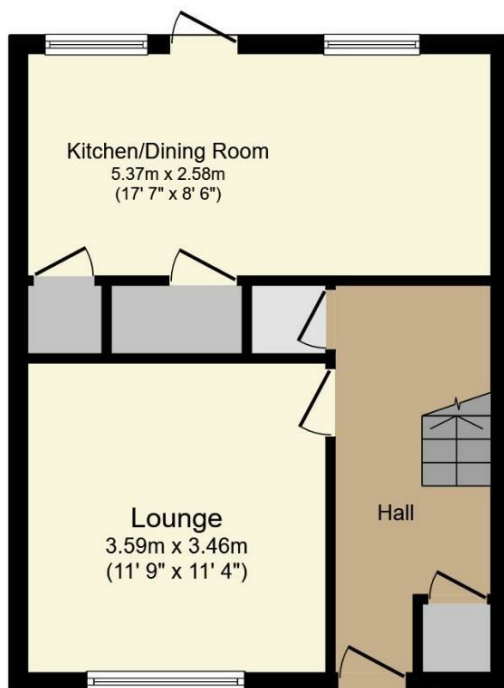
Hybrid Map



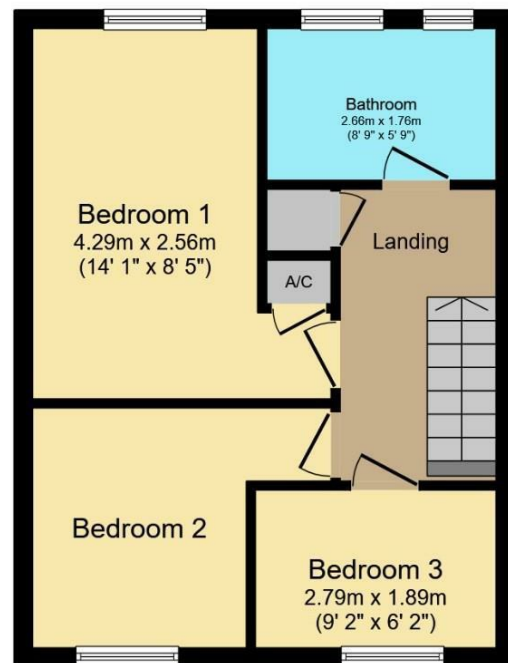
Terrain Map



Floor Plan



Ground Floor



First Floor

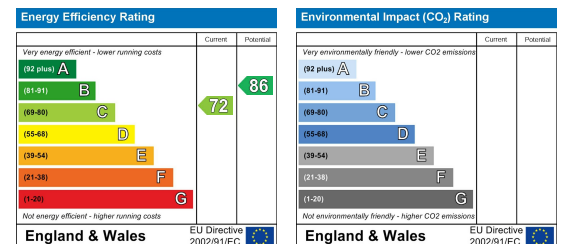
Total floor area 77.0 m² (829 sq.ft.) approx

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

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.
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