

# HUNTERS<sup>®</sup>

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## Coach House Lane

Rugeley, WS15 2SF

Asking Price £350,000



Council Tax: E



# 2 Coach House Lane

Rugeley, WS15 2SF

Asking Price £350,000



## Entrance Porch

accessed via a wooden entrance door, having a ceiling light point, tiled flooring and a door into the

## Kitchen

having a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer with a mixer tap, inset electric hob and oven with an extractor fan and plumbing space for a washing machine. Ceiling light point, radiator, laminate flooring and a wooden single glazed window to the front aspect

## Utility Room

having a ceiling light point, wall light point, radiator, under stairs storage cupboard and a single glazed window to the side aspect

## Hallway

having a ceiling light point, radiator and stairs to the first floor

## Living Room

having a feature fireplace, ceiling and wall light point, coving, radiator and a single-glazed window to the front aspect

## Dining Room

having a traditional feature fireplace with a wooden surround, ceiling light point, radiator and single glazed window to the rear aspect

## Family Room

having a traditional feature fireplace, ceiling light point, coving, radiator and a single glazed window to the rear aspect

## First Floor Landing

having a ceiling light point, airing cupboard housing the water tank and a single glazed window to the side

## Master Bedroom

having two ceiling light points, radiator, built in wardrobes and a single glazed window to the rear aspect

## En-suite

having a fully tiled shower cubicle with a mains fitment, close-coupled WC and a pedestal handwash basin. Ceiling light point, radiator and a window to the rear aspect

## Bedroom Two

having a traditional feature fireplace, ceiling light point, coving, radiator and a window to the front aspect

## Bedroom Three

having a traditional feature fireplace, ceiling light point, radiator, under stairs storage cupboard and a window to the rear aspect

## Family Bathroom

having a panelled bath with a mixer tap and showerhead, close-coupled WC and a pedestal handwash basin. Ceiling light point, wooden panelling, radiator and a window to the front aspect

## Second Floor Landing

having a ceiling light point, eaves storage cupboard and a stained glass window

## Bedroom Four/Loft Room

having two ceiling light points, two storage cupboards, radiator and two skylight windows

Tel: 01543 419000

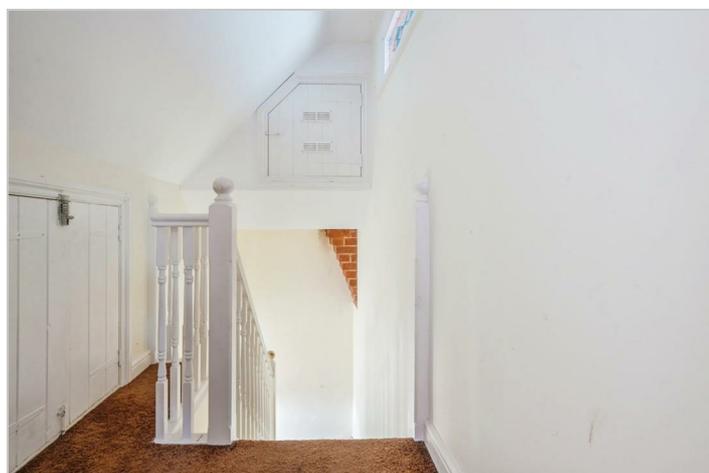
### En-suite

having a fully tiled shower cubicle with a mains fitment, close-coupled WC and a pedestal handwash basin. Spotlights, towel radiator, tiled flooring and a skylight window

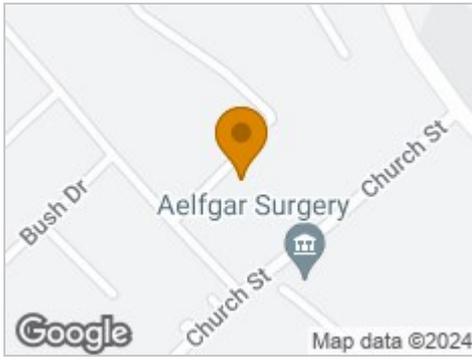
### Outside

The front of the property is on a private lane set back from the road, with a paved driveway and a front lawn with side access to the rear garden.

The rear garden has a paved patio and lawn area.



## Road Map



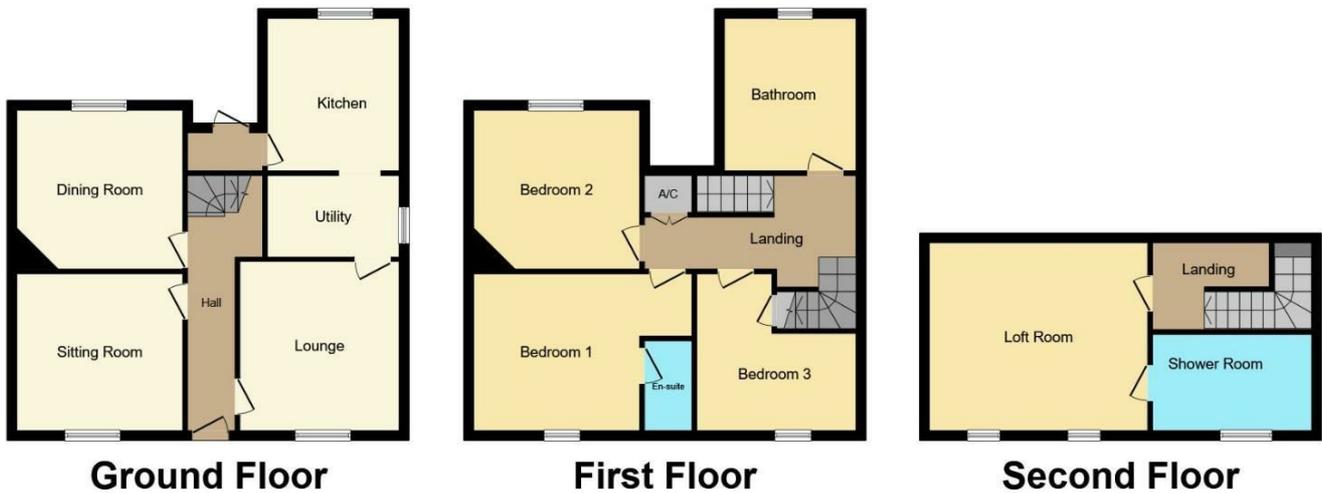
## Hybrid Map



## Terrain Map



## Floor Plan



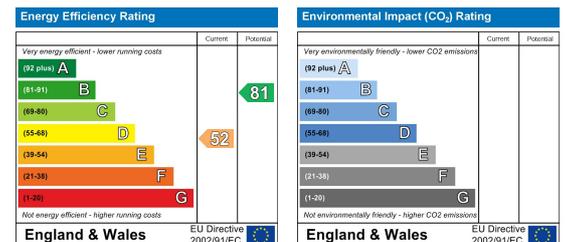
Total floor area 154.7 m<sup>2</sup> (1,666 sq.ft.) approx

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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