

HUNTERS[®]

HERE TO GET *you* THERE



West Butts Road

Rugeley, WS15 2LS

£575,000



Council Tax: C



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Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a useful under stairs storage cupboard. Three ceiling light points, radiator, laminate wood effect flooring and stairs leading to the first floor accommodation

Guest WC

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, tiled floor and a UPVC double-glazed window to the front aspect

Living Room

a lovely long room spanning front to back of the property. Ceiling light point, radiator and aluminium bi-fold doors into the rear garden

Open Plan Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink and half with drainer. Integrated appliances include a double electric oven, microwave, dishwasher and space for an American fridge-freezer. There is also a co-ordinating central island with a breakfast bar, induction hob and extractor hood over. Inset ceiling spotlights, ceiling light point, radiator, laminate floor tiles with electric under floor heating, UPVC double-glazed windows to the front and rear aspects and UPVC double-glazed French doors leading into the rear garden. Door into the

Utility Room

fitted with a work surface and having space with plumbing for a washing machine and further appliance space for a tumble drier. Ceiling light point, radiator, co-ordinating laminate tile flooring and a UPVC double-glazed window to the rear aspect

First Floor Landing

accessed via a return flight staircase from the hallway with a window to the front aspect providing lots of natural light. Ceiling light point, inset ceiling spotlights, radiator and access to the partially boarded loft which also houses the central heating boiler.

Master Bedroom

having a ceiling light fan, inset LED lights, radiator, LVT flooring, UPVC double-glazed window to the front aspect and an open archway into the

Dressing Room

having a range of storage furniture with ample hanging and shelving space. Inset ceiling spotlights, radiator, LVT flooring and a UPVC double-glazed window to the rear aspect. Access to the

En-suite

having a fully tiled, double walk-in cubicle with mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, towel radiator, LVT flooring and a UPVC double-glazed window to the rear aspect

Bedroom Two

having inset ceiling spotlights, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

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

Bedroom Four

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

Family Bathroom

having a panelled bath with an overhead mains rainfall shower, vanity hand wash basin and a WC. Inset ceiling spotlights, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road with a paved in-out driveway with mature, well stocked shrubs and hedges. There is a car port which in turn gives access to the rear of the property leading to the DETACHED DOUBLE GARAGE

the rear garden is a great socialising space with a paved patio, lawn, raised timber beds well stocked with shrubs and plants and a stone water feature. There is an outdoor electric point, water tap, screen fencing, double wrought iron gates accessing the car port and front of the property and a DETACHED DOUBLE GARAGE with two up and over doors and having light and power



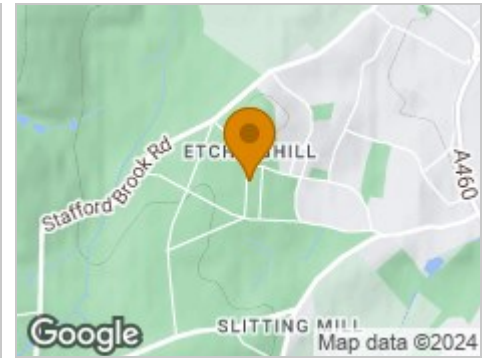
Road Map



Hybrid Map



Terrain Map



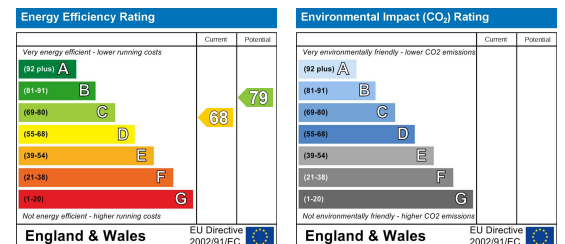
Floor Plan



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.