

HUNTERS[®]

HERE TO GET *you* THERE



Canterbury Drive

Rugeley, WS15 1GH

£95,000



Council Tax: A



17 Canterbury Drive

Rugeley, WS15 1GH

£95,000



Entrance Hallway

accessed via the front entrance door and having a ceiling light point and stairs leading to the

First Floor Landing

with a useful storage cupboard and an airing cupboard housing the hot water tank. Ceiling light point, loft access and a wall mounted electric heater

Living Room

having a ceiling light point, electric wall heater, two UPVC double-glazed window to the front aspect and open access to the

Kitchen

having a range of wall and base units and rolltop work surfaces with a coordinating breakfast bar, stainless sink and drainer with mixer tap, electric oven and gas hob with an extractor fan and a tiled splashback. Space for a fridge and freezer and plumbing space for a washing machine, ceiling light point and laminate flooring

Bedroom

having a ceiling light point, electric store heater, built in wardrobes and a UPVC double glazed window to the rear aspect

Shower Room

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

Outside

The rear garden has a lawn area, an outbuilding and

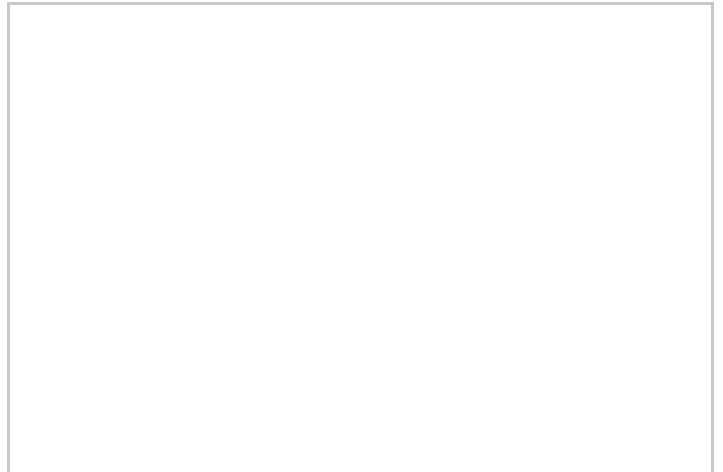
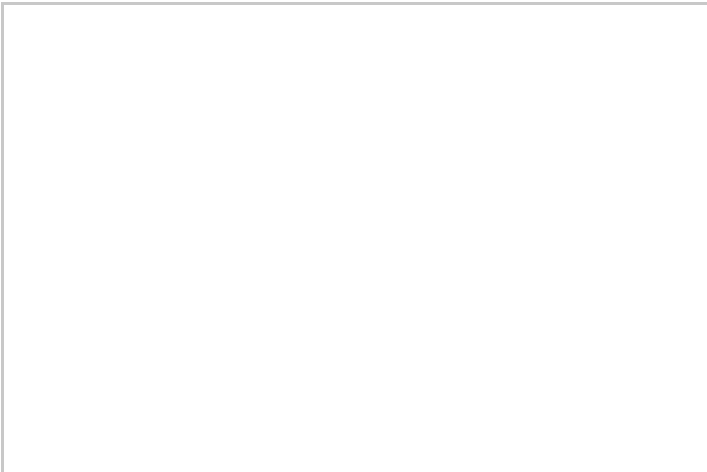
a paved pathway to the side of the property. There is one allocated parking space.

AGENTS NOTE

the property has a sitting tenant currently paying £550pcm.

this is a leasehold flat with approximately 77 years remaining on the lease

there is an annual ground rent charge of £30.00 and no service charge



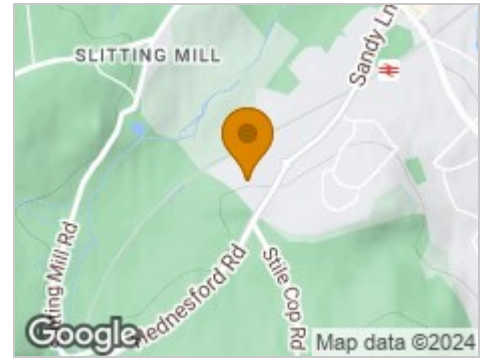
Road Map



Hybrid Map



Terrain Map



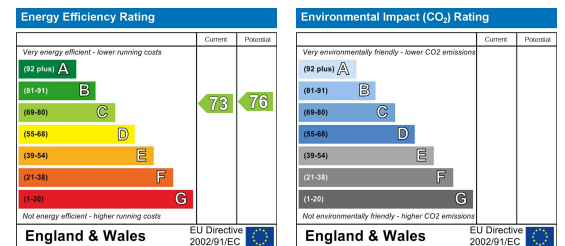
Floor Plan



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.