



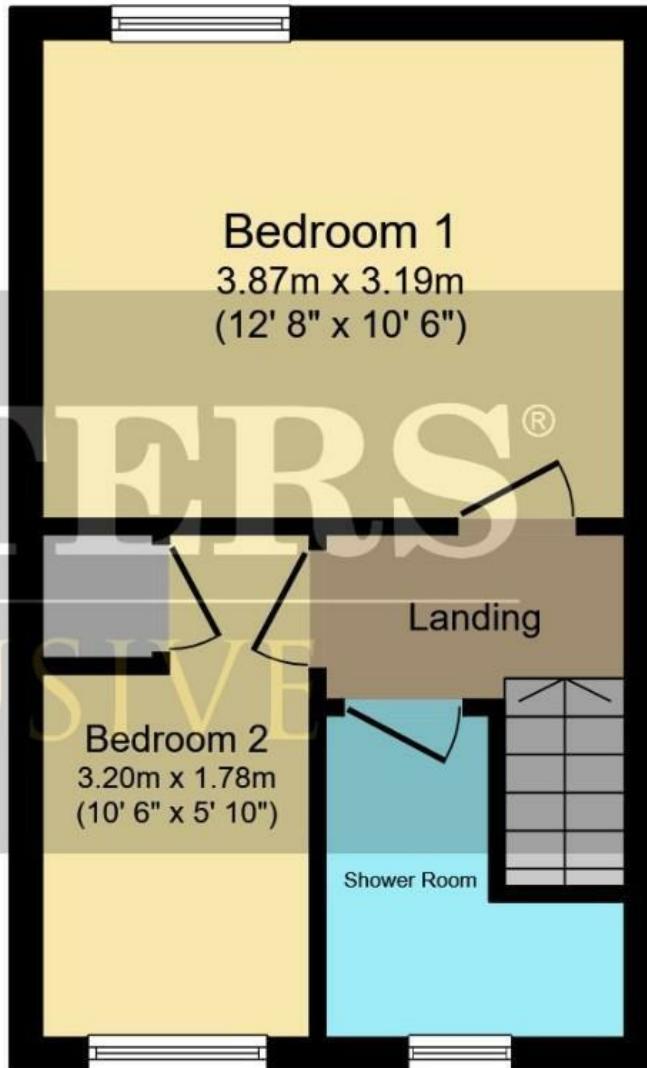
**5 Church View, Brereton, Rugeley, WS15 1DZ**

**£160,000**

this beautifully presented two bedrooomed cottage, bursting with charm and character is located in Brereton, Rugeley with access to nearby local amenities, transport links and bus routes. Benefitting from Gas Central Heating and UPVC double-glazing. The accommodation in brief, comprises of; Living Room and Breakfast Kitchen. First Floor Landing, Two Bedrooms and a Shower Room. Courtyard Garden to the rear and communal parking to the front. EPC rating - D



**Ground Floor**



**First Floor**

Total floor area 51.4 m<sup>2</sup> (553 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).

**Entrance**

via a composite front entrance door into the

**Living Room**

having a feature brick fireplace with a wood mantel and an inset coal effect gas fire. Ceiling light point, radiator, UPVC double-glazed window to the front aspect and a door into the

**Breakfast Kitchen**

having a range of wall and base units with roll top work surfaces and an inset ceramic sink with drainer. Electric oven, induction hob with extractor hood, fridge-freezer, wall mounted central heating boiler and space with plumbing for an integrated washing machine. Inset ceiling spotlights, radiator, part tiling to walls, useful under stairs pantry cupboard, tiling to floor and UPVC double-glazed window and door to the rear. Internal door giving access to the staircase leading to the

**First Floor Landing**

having a ceiling light point and access to all first floor accommodation

**Bedroom One**

having a feature fireplace. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

**Bedroom Two**

benefitting from a fitted storage and further overhead storage. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

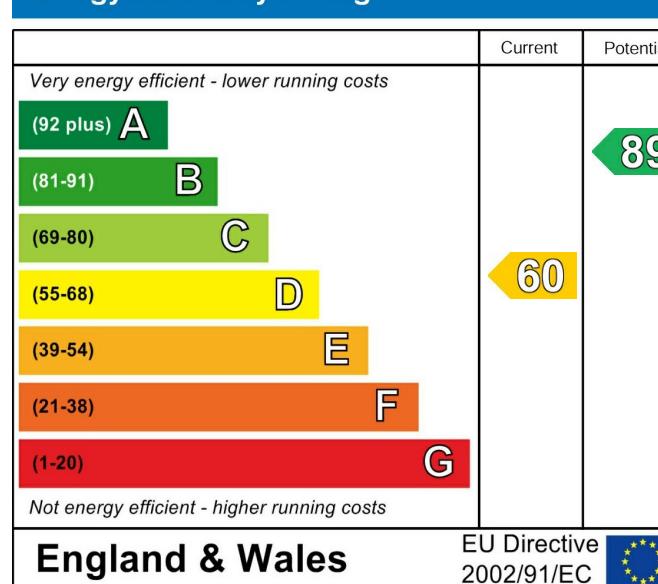
**Shower Room**

having a cubicle with a mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

**Outside**

the front of the property is set back from the road and has a communal pathway to the front door. There is also a communal car park.

the property benefits from a rear courtyard garden which is paved for low maintenance with timber raised beds and a useful outside water tap. There are also timber pedestrian gates to either side for bin access

**Energy Efficiency Rating**

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. 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.

