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estate agents
FOR SALE
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Chester Road
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home situated on a sought after residential estate of Lower Birches on the edge of Cannock Chase.

The property briefly comprises: entrance hallway, open plan lounge-diner, modern fitted kitchen, utility room, guest WC and conservatory, landing, family bathroom, three double bedrooms plus and en-suite to the master. There is also a garage store.

Externally there is a two/three car driveway plus well maintained private rear garden with patio and lawn areas ideal for entertaining and for families to play.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a modern Ideal combi' boiler.

It is situated within easy reach of Rugeley town centre which offers a wide range of amenities and also benefits from being only a couple of minutes away from Cannock Chase, an area of outstanding natural beauty. Local schools include Churchfield Primary School and Hageley Park Academy. Commuter benefits include A51, A460 & M6 Toll road linking the midlands motorway network with train & bus routes available from Rugeley town centre.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light points, radiator, stairs to first floor, doors to the kitchen, guest WC, utility and lounge-diner.

LOUNGE-DINER:

18' 11" x 10' 4" (5.77m x 3.16m)
Feature fireplace with gas fire, carpeted flooring, ceiling light points, radiator, window to rear and door to the conservatory.

KITCHEN:

6' 11" x 12' 1" (2.10m x 3.69m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for a dishwasher or under counter fridge, tiled flooring, spot lights and window to the front.

CONSERVATORY:

9' 4" x 12' 9" (2.85m x 3.89m)
Pitched poly-carbonate roof, UPVC frame on a brick base, ceiling light and fan, tiled flooring, French doors to the rear garden.

UTILITY:

7' 9" x 11' 8" (2.35m x 3.55m)
Matching base units with work tops and cabinets, space and plumbing for white goods such as washing machine, dryer and fridge freezer, wall mounted combi' boiler, light point and tiled flooring.

DOWNSTAIRS WC:

Suite comprising: low level WC, wash hand basin, vinyl flooring, light point and radiator.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

BEDROOM ONE:

10' 3" x 11' 0" (3.13m x 3.35m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

BEDROOM TWO:

9' 9" x 8' 9" (2.97m x 2.67m)
Carpeted flooring, ceiling light point, radiator, window to rear.





BEDROOM THREE:

9' 0" x 10' 4" (2.75m x 3.16m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot light, radiator and window to front.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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