



Lovett & Co.
estate agents

Richardson Way
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious and three bedroom town house set over three floors.

The property occupies a generous end corner plot within the cul-de-sac and as such has extra parking as well as a substantial rear garden, one of the biggest on the street.

Internally the property has decorated and maintained to a high standard throughout with the accommodation briefly comprising: entrance hallway, modern fitted kitchen, spacious lounge-diner and large rear conservatory, guest WC, landing with doors to the family bathroom plus second and third bedrooms, with further stairs case to the luxury top floor master bedroom with built in wardrobes and it very own en-suite.

Other benefits include: UPVC double glazing and gas central heating throughout.

It is situated on a modern development the outskirts of Rugeley within easy reach of the 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:

Laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to kitchen, WC and lounge.



LOUNGE-DINER:

4.52m (14' 10") x 3.93m (12' 11")

Feature bespoke fitted des unit with shelving, carpeted flooring, TV aerial point, ceiling light point, radiator and double French doors to the conservatory.

CONSERVATORY:

3.47m (11' 5") x 3.61m (11' 10")

Pitched glass roof with self cleaning tinted glass set on a UPVC frame with brick base, double glazed windows and French doors to the garden, light point and tiled flooring.

KITCHEN:

3.70m (12' 2") x 1.88m (6' 2")

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 w washing machine and fridge freezer, tiled flooring, radiator, light point and window to the front.

GUEST WC:

Modern Suite comprising: low level WC, cabinet hand wash basin, ceiling light point, tiled flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, window to front and doors off to two bedrooms, family bathroom and stairs to master bedroom.

MASTER BEDROOM:

3.93m (12' 11") x 3.66m (12' 0")

Carpeted flooring, ceiling light point, storage cupboard, built in wardrobe, radiator, loft hatch, Velux windows to rear and door to the en-suite.





EN-SUITE:

Modern suite comprising: shower cubicle, low level WC, hand wash basin, ceramic tiled flooring, ceiling light point, radiator and dormer window to the front

BEDROOM TWO:

3.93m (12' 11") x 3.67m (12' 0")

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM THREE:

1.90m (6' 3") x 3.60m (11' 10")

Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, tiled flooring, radiator, ceiling light point and extractor.

VIEWING:

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

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