



Richardson Way
Rugeley

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

Internally the property 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 generous top floor master bedroom with built in wardrobes and it very own modern fitted en-suite.

Externally, there is an allocated parking space plus visitors space, as well as private low maintenance rear garden with mature planted beds including patio areas and shed.

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, radiator, 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")
Carpeted flooring, TV aerial point, ceiling light points, radiator and double French doors to the conservatory.

CONSERVATORY:

11' 0" x 9' 7" (3.36m x 2.91m)
Pitched poly-carbonate roof 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 double oven/grill and 4 ring electric hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine, tiled flooring, ceiling spot lights, radiator and window to the front.

GUEST WC:

Modern Suite comprising: low level WC, hand wash basin, ceiling light point, laminate flooring, radiator, light point 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:

New fitted suite comprising: large walk in shower cubicle, vanity unit incorporating cabinets, wash hand basin and low level WC, laminate flooring, ceiling spot lights, 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 with shower over and screen, pedestal wash hand basin, low level W/C, tiled flooring, radiator, ceiling spot lights 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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