



34 Buckmaster Way

, Rugeley, WS15 1FQ

£290,000



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Entrance Hallway

Approached from front entrance door and having two ceiling light points, radiator, laminate flooring and useful storage cupboard. Stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator and extractor fan.

Study/ Bedroom

9'2" x 6'1" (2.79m x 1.85m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed window overlooking front aspect.

Open Plan Breakfast Kitchen / Family Room

KITCHEN AREA; (10'0" x 6'1") Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Spaces with plumbing for washing machine, dishwasher and further appliance space. Ceiling light point and laminate flooring.

OPEN PLAN TO FAMILY SEATING AREA; (14'0" x 12'11") Having ceiling light points, radiator, useful under stairs storage cupboard, laminate flooring and French upvc doors to Enclosed Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and return stairs to Second Floor Landing.

Lounge/ Bedroom

12'11" x 10'2" (3.94m x 3.10m)

Having ceiling light point, radiator, feature wood panelling to one wall and two upvc double glazed windows to front aspect.

Master Bedroom

12'11" x 10'0" (3.94m x 3.05m)

Having ceiling light point, radiator and two upvc double glazed windows to rear aspect. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan, part tiling to walls, shaver socket and upvc double glazed window to side aspect.

Second Floor Landing

Approached from First Floor Landing and having ceiling light point, radiator and loft access.

Bedroom Two

12'11" x 11'5" (3.94m x 3.48m)

Having ceiling light point, radiator, feature wood panelling to one wall, built in cupboard and two upvc double glazed windows to front aspect.

Bedroom Three

12'11" x 11'2" (3.94m x 3.40m)

Having ceiling light point, radiator, built in cupboard and two upvc double glazed windows to rear aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling

light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to side aspect.

Outside

The front of the property having a driveway providing parking for several vehicles, in turn leading to Garage store with up and over door having light, power and attic store. A side gate allows access into the enclosed landscaped rear garden with paved patio, artificial lawn and gazebo. A door allows access into the GARAGE ROOM/STUDY/GYM, (10'10" x 9'6") with light and power.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

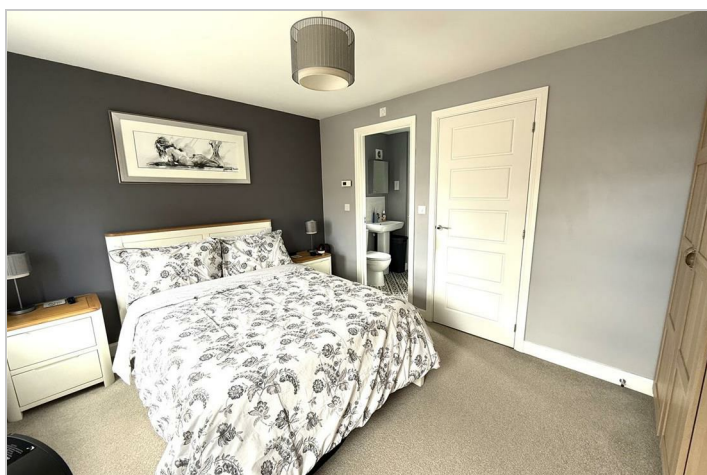
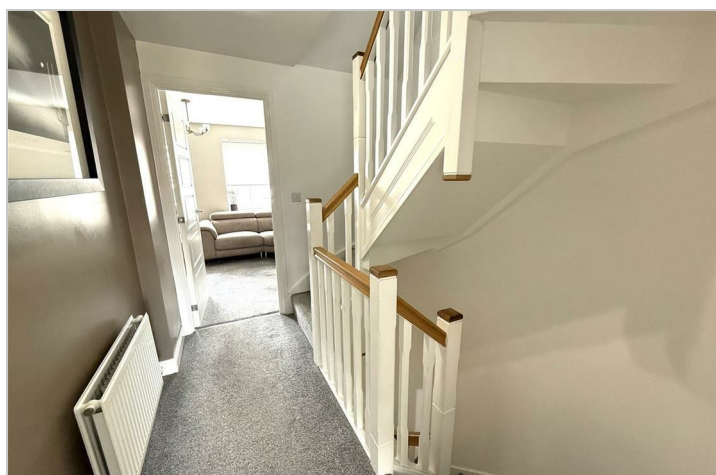
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are

excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



Hybrid Map



Terrain Map



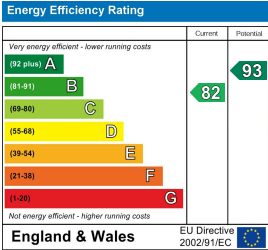
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.