



15 The Lindens

Brereton, Rugeley, WS15 1GR

Offers in excess of £290,000



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Entrance Hallway

Approached via front entrance door and having two ceiling light points, radiator, laminate flooring, good sized storage cupboard and further cupboard housing combination boiler with plumbing for washing machine. Stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin with tiled splash. Ceiling light point, extractor fan, radiator, laminate flooring and upvc double glazed window to front aspect.

Lounge

15'8" x 8'2" (4.78m x 2.49m)

(Formerly the Garage) Having ceiling light point, laminate flooring and upvc double glazed window to front aspect.

Family Breakfast Kitchen

15'7" x 9'2" (4.75m x 2.79m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with telescopic tap with drainer and tiled splashback. Built in electric oven, gas hob with extractor over and slimline dishwasher. Two ceiling light points, radiator, laminate flooring and upvc double glazed window to rear aspect. French upvc doors allowing access to the enclosed Rear Garden.

First Floor Landing

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

Bedroom Two

15'7" x 9'2" (4.75m x 2.79m)

Ceiling light point, laminate flooring, radiator and two upvc double glazed windows to rear aspect.

Bedroom Three

13'1" x 8'0" (3.99m x 2.44m)

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

Bedroom Four

9'6" x 7'3" (2.90m x 2.21m)

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

Bathroom

Comprising panelled bath with shower over and bi fold shower screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and part tiling to walls.

Second Floor Landing

Approached from First Floor Landing and having ceiling light point and walk in airing cupboard housing hot water cylinder tank.

Master Bedroom

13'1" x 12'2" (3.99m x 3.71m)

Having ceiling light point, laminate flooring, radiator, loft access and built in wardrobe. Upvc double glazed window to front aspect and door to En Suite.

En Suite Shower Room

Comprising corner walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and part tiling to walls.

Outside

The front of the property having block paved/tarmacadam driveway providing parking for two vehicles and planted borders. A side gate allows access to the SOUTYH FACING tiered Rear Garden and having paved patio with borders, steps to further seating area, outside tap and outdoor electrics.

Agents Note

There is a service charge payable on the development for communal areas. We await the vendors to confirm the amount payable.

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.

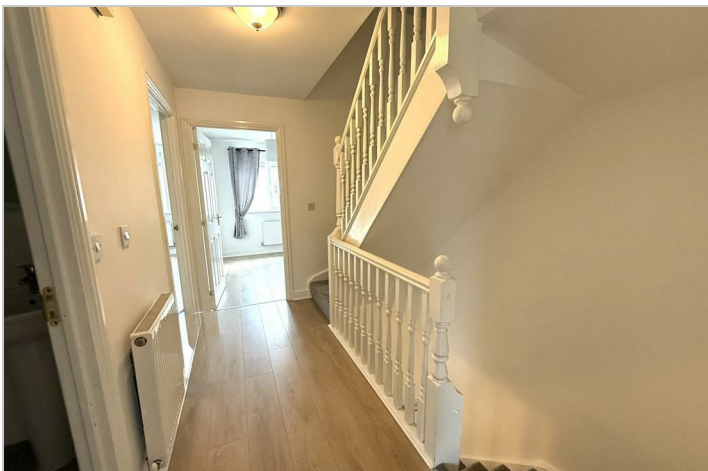
Fixtures and Fittings:

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



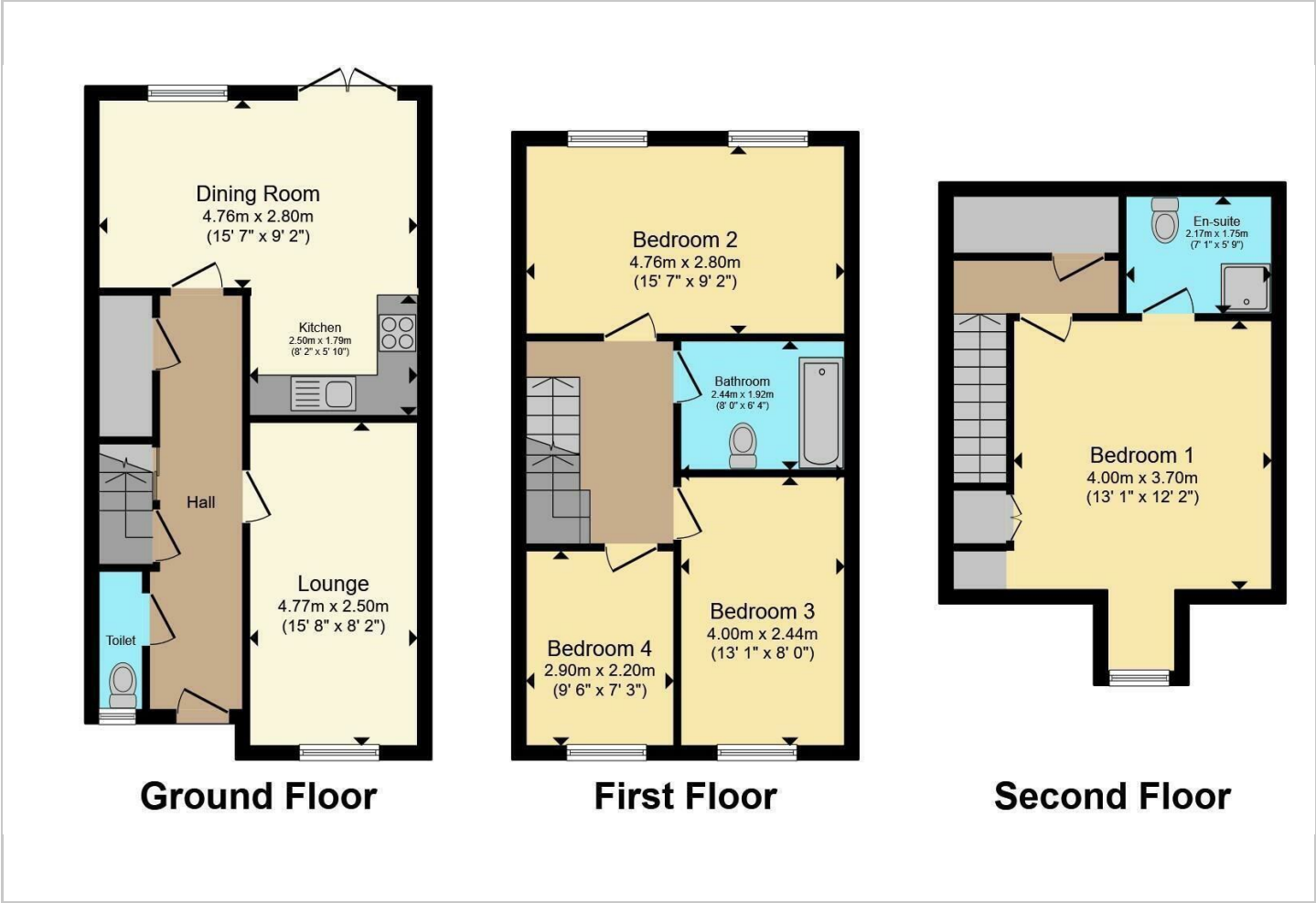
Hybrid Map



Terrain Map



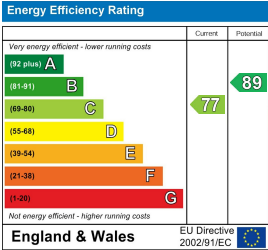
Floor Plan



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.