

Offers In The Region Of £484,000

**Jayman**  
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Estate Agents



**The Maltings**

Rugeley, WS15 3FJ

# The Maltings, Rugeley, WS15 3FJ

Jayman offer for sale this superbly presented four bedroom detached home on The Maltings, Hill Ridware. With spacious accommodation throughout and good sized rear garden with garage to side.

## Reception Hall

With stairs to first floor and doors leading to;

## Guest WC

With wc and wash hand basin.

## Lounge 20'11" x 10'10" (6.4 x 3.32)

Full width spacious lounge with window to fore and doors leading to garden to rear.

## Breakfast Kitchen 20'0" x 11'1" (6.1 x 3.4)

Spacious breakfast kitchen with breakfast bar, additional lounge area with doors leading to rear garden and door to Utility. The kitchen has a range of storage cupboards, sink and drainer, double oven, integral dishwasher, integral fridge/freezer, gas hob with extractor above.

## Dining Room 11'2" x 10'4" (3.42 x 3.15)

Good sized dining room with window to fore and opening to the Kitchen to rear.

## Utility

With a range of storage units, space and plumbing for appliances and door to rear garden.

## First Floor

Landing with large storage cupboard, window to fore and doors leading to;

## Master Bedroom 11'1" x 11'3" (3.4 x 3.44)

Double bedroom with a built in wardrobes, window to rear and door to ensuite.

## Ensuite Shower Room

With a suite comprising of shower, wash hand basin and WC.

## Bedroom 2 10'9" x 10'2" (3.3 x 3.1)

Double bedroom with window to rear.

## Bedroom 3 11'1" x 9'10" (3.39 x 3.02)

Double bedroom with window to fore.

## Bedroom 4 11'4" x 7'6" (3.47 x 2.29)

Double bedroom with window to fore.

## Family bathroom

With suite comprising of double walk in shower cubicle, wash hand basin, wc and bath.

## Garage

Separate garage to side with parking in front and with door to rear garden.

## Rear Garden

A pleasant well maintained rear garden with lawn, mature borders and patio area.

## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

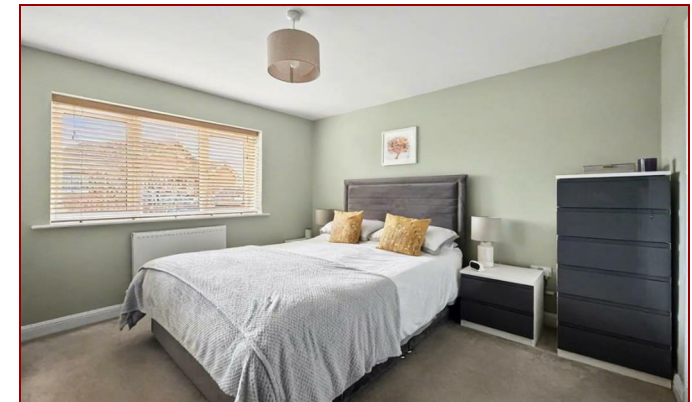
## Like it? We can help you buy it!

Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

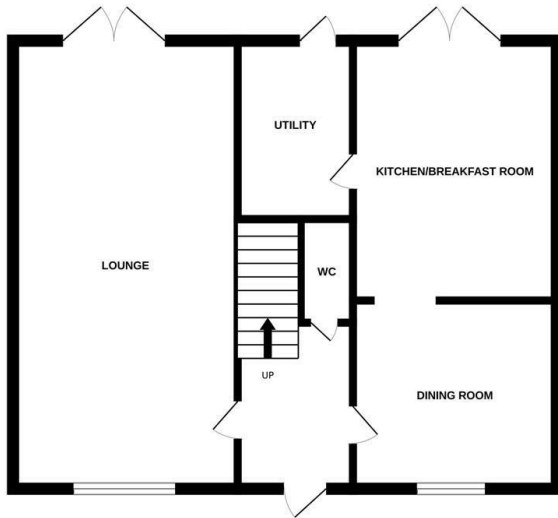
Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

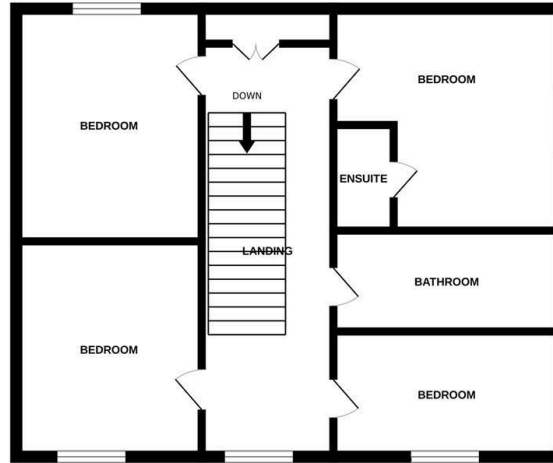
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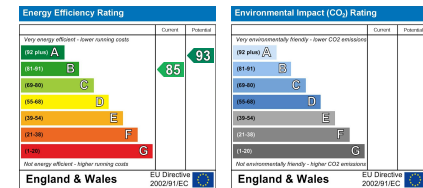
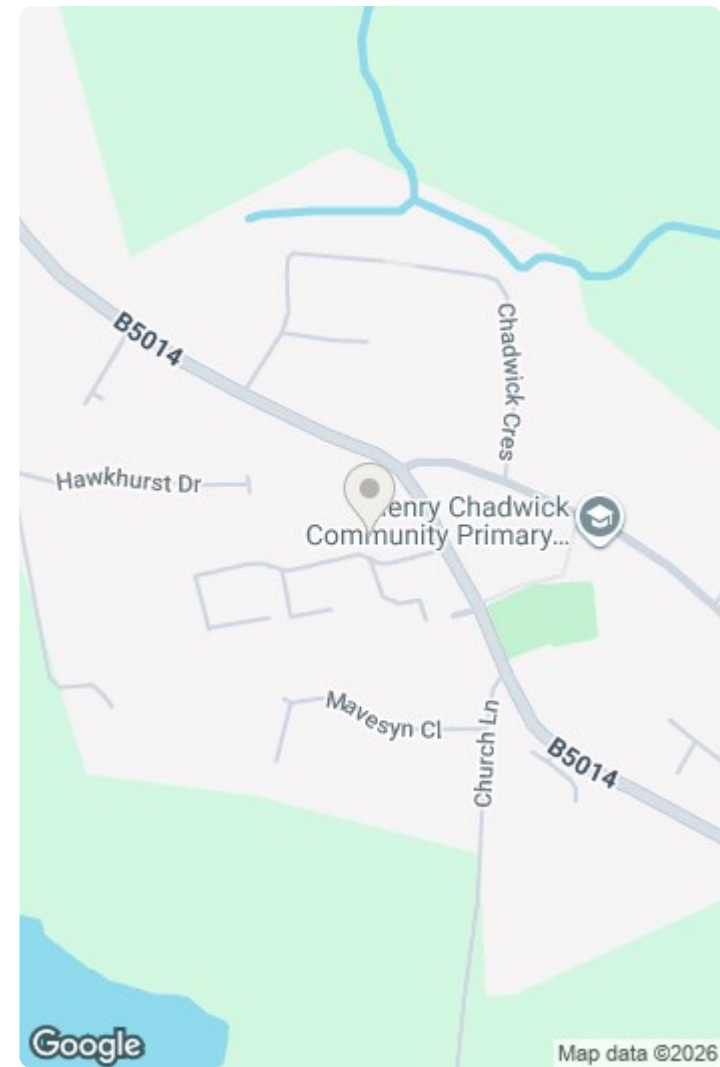
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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