chase owl estates

25 The Shrubbery

Brereton, Rugeley, WS15 1JJ

Offers in excess of £300,000

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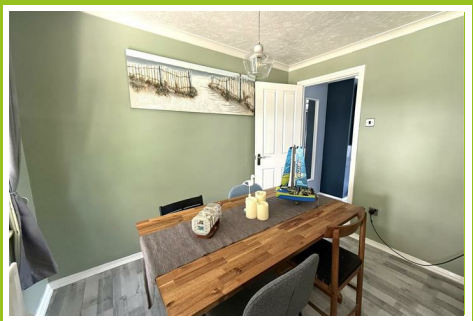


Entrance Hallway
Approached from upvc front entrance door with glass side screen and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge
13'9" x 12'6" (4.19m x 3.81m)
Having wall mounted built in gas fire with marble surround. Two ceiling lights, coving, radiator and upvc double glazed window to front aspect.

Dining Room
9'8" x 7'9" (2.95m x 2.36m)
Having ceiling light point, coving, radiator, laminate flooring and upvc double glazed window to rear aspect. Door leading to Fitted Kitchen.

Fitted Kitchen
9'9" x 7'10" (2.97m x 2.39m)
Being fitted with a range of wall and base mounted units with work surfaces over and under cupboard lighting, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double electric oven with gas hob and extractor over, integrated dishwasher, fridge and microwave. Two ceiling light points, laminate flooring, useful larder cupboard and upvc double glazed window to rear aspect. Door leading to Utility Room.

Utility Room
10'2" x 7'5" (3.10m x 2.26m)
Having work surface with spaces below for washing machine and tumble dryer. Wall mounted combination boiler, ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc double glazed door to Rear Garden and Access door to Garage.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Hallway and having loft access, ceiling light point, radiator, airing cupboard and upvc double glazed window to side aspect.

Bedroom One
14'6" x 8'7" (4.42m x 2.62m)
Having a range of built in bedroom furniture. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two
9'5" x 9'2" (2.87m x 2.79m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
10'0" x 6'11" (3.05m x 2.11m)
Having ceiling light point, radiator, storage cupboard and upvc double glazed window to front aspect.

Bathroom
Comprising panelled bath with shower over, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator, laminate flooring , tiling to walls and upvc double glazed window to rear aspect.

Outside
The front of the property having driveway providing parking for several vehicles. A side gate leads to the enclosed rear garden with shaped paved patio to lawn with borders, vegetable patch and outside tap.

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;

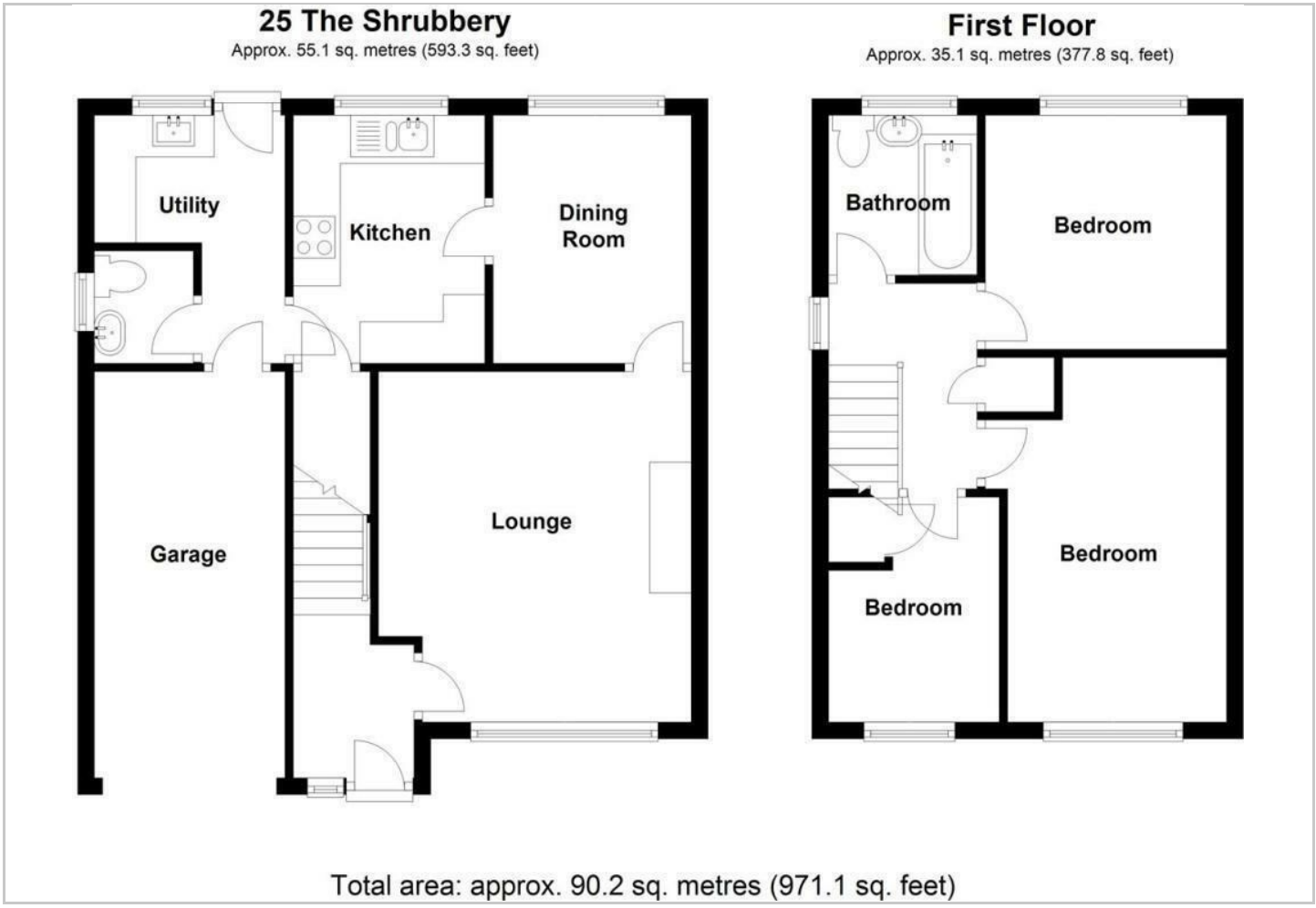
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Road Map

Hybrid Map

Terrain Map

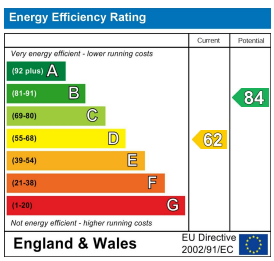
Floor Plan



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.

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