



## 12 Sheringham Drive

Etchinghill, Rugeley, WS15 2YG

**£275,000**



Chase Owl are pleased to market this three bedroom extended link detached home, situated in a quiet cul de sac. Within walking distance to local amenities, Cannock Chase and being ideal for First Time Buyers or Families. Having Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Utility Room, Guest Cloakroom and Lean To. First Floor Landing to Master Bedroom with Refitted En Suite, Two further Bedrooms and Bathroom. Driveway to TANDEM Garage and Tiered Garden to rear.



### Entrance Hallway

Approached from upvc front entrance door with window to front aspect. Having ceiling light point, radiator, laminate flooring and stairs to First Floor Landing.

### Lounge 15'3" x 12'0" (4.65m x 3.66m)

Having wooden feature fireplace with electric fire insert with down lights. Ceiling light point, coving, radiator, two wall lights and useful storage cupboard. Upvc double glazed window to front aspect and being open plan to Dining Room.

### Dining Room 11'1" x 7'9" (3.38m x 2.36m)

Having ceiling light point, coving, laminate flooring, storage cupboard, storage cupboard and upvc double glazed window to rear aspect.

### Fitted Kitchen 12'9" x 7'5" (3.89m x 2.26m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, induction hob with extractor hood over and appliance space. Ceiling light point, tiled flooring, heated towel radiator and upvc double glazed window to rear aspect. Upvc door to Lean To.

### Utility

Having work surface with spaces with plumbing for washing machine and dishwasher. Ceiling light point, tiled flooring, two further appliance spaces and door to Guest Cloakroom.

### Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Ceiling light point, tiled flooring, radiator and part tiling to walls.

### Lean To

Being constructed of brick base with upvc double glazed frame and having laminate flooring and door leading to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, airing cupboard housing boiler, walk in area with ceiling light point and upvc double glazed window to side aspect.

### Bedroom One 12'6" x 12'4" (3.81m x 3.76m)

Having a range of built in wardrobes, ceiling light point, radiator and two upvc double glazed windows to front aspect. Door to En Suite.

### Refitted En Suite

Comprising walk in shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

### Bedroom Two 9'0" x 9'0" (2.74m x 2.74m)

Ceiling light point, radiator, range of built in wardrobes and upvc double glazed window to rear aspect.

### Bedroom Three 11'2" x 5'9" (3.40m x 1.75m)

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

### Bathroom

Comprising corner bath with Mira shower over, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, tiling to walls and upvc double glazed window to side aspect.

### Outside

The property having a block paved driveway leading to TANDEM GARAGE with electric up and over door, having light and power. Access door to the Rear Garden. A side gate leads to the tiered garden and having paved patio, steps to further patio for seating and a further tier with brick built storage shed and laid to artificial lawn with raised flower beds. 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.

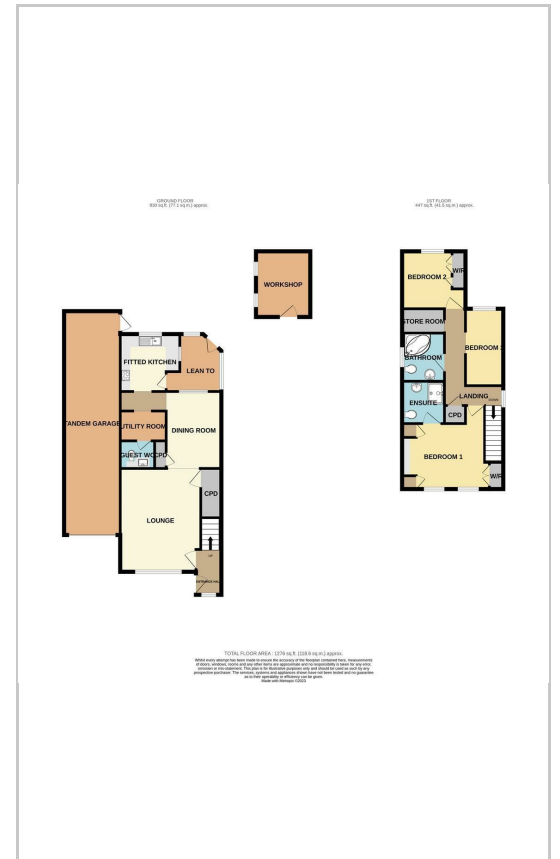
### Money Laundering;

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

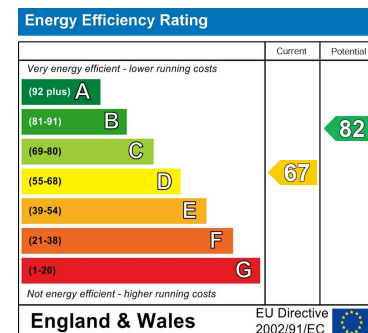
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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