



16 Heath Road

Brereton, Rugeley, WS15 1AH

£210,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

Lounge / Dining Room

16'7" x 12'9" (5.05m x 3.89m)

Having brick fire place with open fire on quarry tiled hearth. Two ceiling light points, radiator and upvc double glazed bow window to front aspect. Upvc double glazed sliding patio door to Conservatory and further door to Kitchen.

Conservatory

11'8" x 7'11" (3.56m x 2.41m)

Being constructed of upvc double glazed frame and having wall light, tiled flooring and French doors to Rear Garden.

Fitted Kitchen

15'8" x 7'6" (4.78m x 2.29m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and tiled splash. Gas cooker, space with plumbing for washing machine and under stairs storage cupboard. Two ceiling lights, wall mounted boiler, tiled flooring and upvc double glazed window to rear aspect. Upvc door to side elevation.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access, airing cupboard and upvc double glazed window to side aspect.

Bedroom One

14'10" x 11'5" (4.52m x 3.48m)

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

Bedroom Two

14'10" x 8'3" (4.52m x 2.51m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three

10'0" x 6'9" (3.05m x 2.06m)

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

Shower Room

Comprising walk in shower cubicle and pedestal hand wash basin. Ceiling light point, part tiling to walls, radiator and upvc double glazed window to rear aspect.

Separate w.c

Comprising w.c. Ceiling light point and upvc double glazed window to side aspect.

Outside

The property is situated on a corner plot and having a gate allowing access to the front garden with pathway and planted borders. The path extends to the side and rear of the property. The enclosed rear garden is mainly laid to lawn with planted borders, paved patio seating area, two sheds and off road parking. A further driveway leads to Detached Sectional Garage with electric roller shutter door.

Agents Notes

We have not tested any of the electrical, central

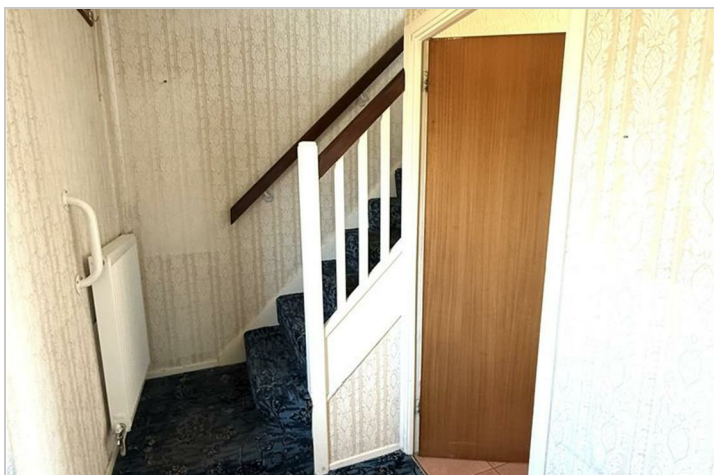
heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

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;

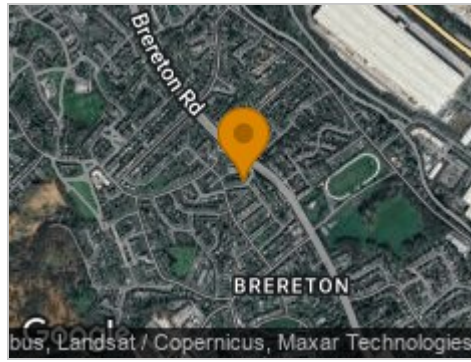
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



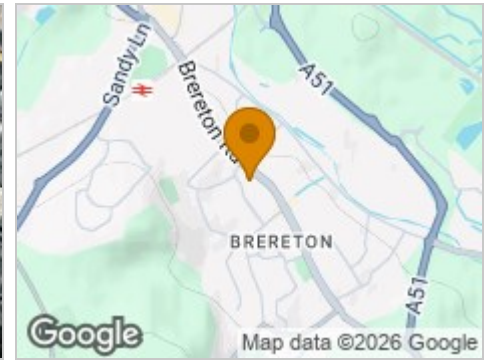
Road Map



Hybrid Map



Terrain Map



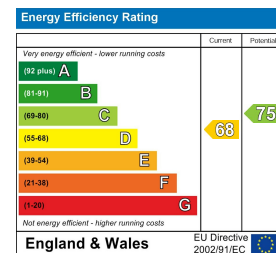
Floor Plan



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