



£595,000

TENURE : FREEHOLD

West Butts Road, Rugeley, WS15 2LS

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 2

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are proud to bring to the market this beautifully presented 2 bedroom detached bungalow with a self contained 1 bedroom Annex. Set in the desirable location of West Butts Road, Etching Hill, this well thought out property provides ample parking with a twin entrance driveway, a large breakfast kitchen with fully retractable doors out to the garden, a utility room, two very good size bedrooms, one with an en-suite and a family bathroom along with a self contained one bedroom annex and a attached shed to the rear. With gas central heating and double glazing throughout this property must be viewed to appreciate the following accommodation

Front of Property

Twin entrance tarmac driveway leading to canopied front door to the main bungalow and a further front door to the annex.

Entrance Hall

Flowing through the property with doors off to all rooms. Tiled flooring. Spotlights to ceiling, radiator to wall x 2

Lounge: 19'07" (5.97m) x 9'11" (3.03m)

Front facing window and rear facing French patio doors to garden with wooden flooring. Light fitting to ceiling and light fittings to wall. 2 x radiators to wall. Gas fire set into wall with stone hearth.

Kitchen: 22'00" (6.71m) x 16'05" (5.02m)

Velux windows to ceiling. Rear facing window and fully retractable doors to rear garden. Tiled flooring, spotlights to ceiling.

Range of wall and base units in gloss with laminated work surfaces. 'Cookmaster' farmhouse range with extractor over. Central breakfast island with resin sink and drainer with flexi tap. Plumbing for automatic washing machine. Bin store drawer. Radiator to wall, door to utility room.

Utility Room: 6'07" (2.01m) x 6'09" (2.07m)

Twin aspect windows. Spotlights to ceiling, tiled flooring. Base units and plumbing for automatic washing machine. Radiator to wall.

Bathroom: 9'09" (2.99m) x 5'04" (1.63m)

Front facing window with obscured glass. Tiled flooring and part tiling to walls. Spot lights to ceiling and extractor fan. Wall length radiator. White bathroom suite comprising 'P' shaped bath with waterfall style shower over and glass shower screen, low level toilet and sink with mixer tap.

Bedroom 1: 15'02" (4.63m) x 7'11" (2.41m)

Front facing window, carpeted flooring, light fitting to ceiling. Radiator to wall. Door to en-suite

En-suite: 7'11" (2.42m) x 5'05" (1.66m)

Side facing window with obscured glass. Tiled flooring and part tiled walls. Light fitting to ceiling. Chrome towel radiator to wall. White sink and toilet. Walk in shower with glass surround.

Bedroom 2: 10'02" (3.11m) x 9'10" (3.00m)

Front facing window, carpeted flooring, light fitting to ceiling, radiator to wall. Built in wardrobe.

The Annex

Separate UPVC front door into entrance hall with wooden flooring, radiator to wall, spotlights to ceiling. Doorway into utility area containing combi boiler and plumbing for automatic washing machine. Doorway into kitchen

Kitchen: 11'05" (3.49m) x 9'09" (2.99m)

Open plan kitchen and lounge with wooden flooring, spotlights to ceiling. Radiator to wall. Wall and base units with laminated work surfaces. Integrated electric oven and induction hob set into work surface with extractor over. Resin sink and drainer with mixer tap. Further radiator to wall.

Lounge: 13'00" (3.98m) x 9'09" (2.99m)

Side facing patio doors to rear garden with wooden shutters. Side facing upvc door to garden. Wooden flooring, spotlights to ceiling, radiator to wall. Door to bedroom.

Bedroom: 11'02" (3.42m) x 9'09" (2.99m)

Side facing window, wooden flooring. Light fitting to ceiling. Radiator to wall. Sliding door to shower room.

Shower room: 9'09" (2.99m) x 4'07" (1.41m)

Fully tiled flooring with drainaway for shower, wall length radiator, side facing window with obscured glass. Spotlights to ceiling. Walk in shower with glass screen. White toilet, sink and bidet.

Rear Garden

Fully enclosed rear garden with gated side access to front of property. Slabbed patio area. Lawn with borders. 2 sheds, greenhouse. Pergola with wood store.

Large storage shed: 11'06" (3.52m) x 9'09" (2.98m)

Fitted with lighting and electric, insulated and gas central heating with radiator to wall.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: D

EPC Rating: TBC

Construction: Standard Brick Construction

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS







Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS



Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
info@southwellsproperties.co.uk | 01889582137
Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS