

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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## Green Lane

Rugeley, WS15 2AP

£195,000



Council Tax: A



# 52 Green Lane

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£195,000



## Entrance Vestibule

accessed via a UPVC double-glazed door and having a ceiling light point, radiator, stairs leading to the first floor and vinyl flooring

## Living Room

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect. Door into the kitchen and door into the

## Storage Room

having a ceiling light point, wall mounted coat hooks, tiled floor and a UPVC double-glazed window to the side aspect

## Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Free standing electric cooker with a stainless steel splash back, appliance spaces for a fridge-freezer and a washing machine. Two ceiling light points, part tiling to walls, radiator, vinyl flooring, UPVC double-glazed window to the rear aspect and a fitted storage cupboard with a light point, wall hung central heating boiler and a window to the side aspect

## Inner Hallway

having a ceiling light point, vinyl flooring and access into the

## Guest WC

having a low-level WC. Ceiling light point, radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

## Sun Room

having a useful water tap, vinyl flooring, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door giving access to the garden

## First Floor Landing

having a ceiling light point, loft access, radiator and a UPVC double-glazed window to the side aspect. There is also a useful airing cupboard with a radiator.

## Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

## Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

## Family Bathroom

having a panelled bath with an over head electric shower fitment and fitted screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, aqua panelling to the walls, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

## Outside

the front of the property is set back from the road with a low maintenance frontage, wall and fenced boundary with a timber pedestrian gate to the front entrance door. There is a shared tarmacadam

driveway leading to the rear of the property where there is potential for off-road parking

the rear garden has a lawn with well established shrubs and hedges, there is also a useful timber storage shed. There are double wrought iron gates from the shared driveway at the front and concrete hard standing providing parking for one vehicle

#### AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



## Road Map



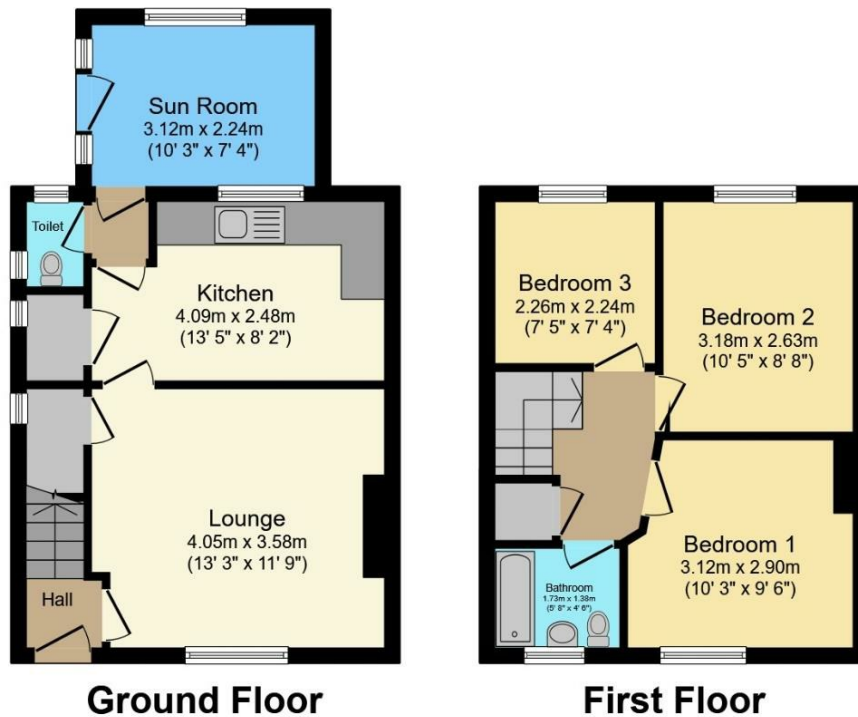
## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area 68.5 sq.m. (737 sq.ft.) approx

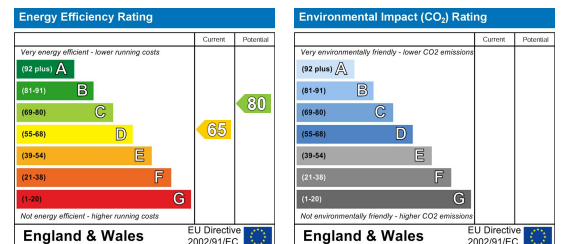
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.