



13 Bridle Walk

Etchinghill, Rugeley, WS15 2QQ

£310,000



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Entrance Hallway

Approached from upvc double glazed door with side screen and having ceiling light point, radiator, coving and useful coats cupboard.

Fitted Kitchen

8'3" x 7'0" (2.51m x 2.13m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Electric cooker, space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, coving, tiling to walls and upvc double glazed window to side aspect.

Lounge

21'8" x 10'8" (6.60m x 3.25m)

Having wooden feature fire surround with inset gas fire on marble hearth. Two ceiling light points, radiators, coving and upvc double glazed window to front aspect. Door to Inner Hallway.

Inner Hallway

Having ceiling light point and coving. Doors to Bedrooms and Shower Room.

Bedroom One

13'3" x 9'0" (4.04m x 2.74m)

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

Bedroom Two

10'7" x 8'9" (3.23m x 2.67m)

Having ceiling light point, radiator, coving and sliding patio door to Conservatory.

Conservatory

9'8" x 9'3" (2.95m x 2.82m)

Being constructed of brick base and upvc double glazed frame and having light point, laminate flooring and French upvc double glazed doors to Rear Garden.

Refitted Shower Room

Comprising double walk in shower cubicle, vanity hand wash unit and w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring, loft access and upvc double glazed window to side aspect.

Outside

The front of the property having a block paved driveway providing parking for several vehicles. In turn leading to Garage with wooden door and having light, power, wall units for storage and housing the combination boiler. Further door gives access to the enclosed rear garden with paved patio to lawn with borders and shed.

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



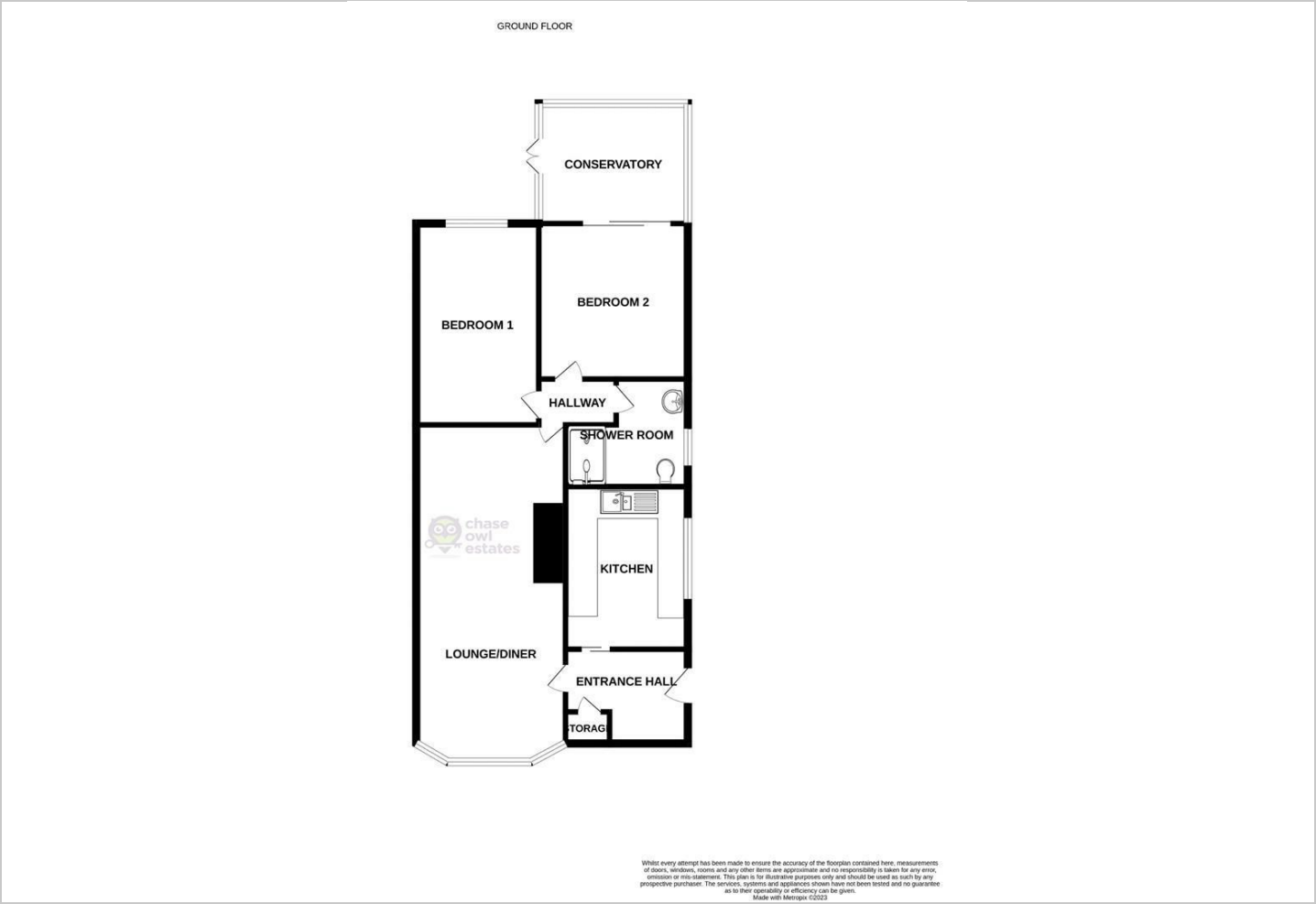
Hybrid Map



Terrain Map



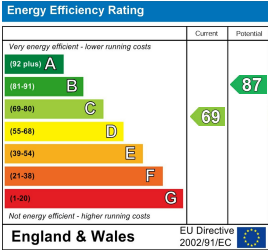
Floor Plan



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.