



28 Proctor Road

Handsacre, Rugeley, WS15 4EJ

£199,995



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Entrance Hallway

Approached from upvc double glazed front entrance door with window to front. Having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Breakfast Kitchen

14'10" x 13'1" (4.52m x 3.99m)

Having base unit with work surface over incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point, useful larder cupboard, ceiling light point, radiator and upvc double glazed windows to front and side aspects.

Utility Room

10'4" x 4'11" (3.15m x 1.50m)

Having ceiling light point, wall mounted boiler, and appliance spaces. Upvc double glazed window to side aspect and upvc door to Rear Garden.

Lounge

16'7" x 9'11" (5.05m x 3.02m)

Having brick feature fire place with hearth. Ceiling light point, radiator and sliding patio door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One

13'8" x 9'11" (4.17m x 3.02m)

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

Bedroom Two

10'1" x 10'5" (3.07m x 3.18m)

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

Bedroom Three

9'3" x 7'11" (2.82m x 2.41m)

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

Shower Room

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

Separate w.c

Comprising w.c, ceiling light point, tiling to walls and upvc double glazed window to front aspect.

Outside

The front of the property having off road parking with flower borders. A pathway leading to the enclosed rear garden having paved patio, lawn, fish pond, two sheds and outside tap.

Agents Note

The sale of the property is subject to a Grant of Probate

Agents Notes

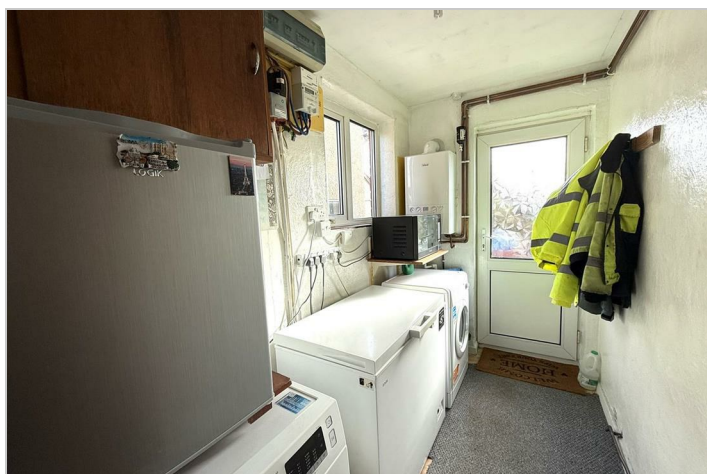
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



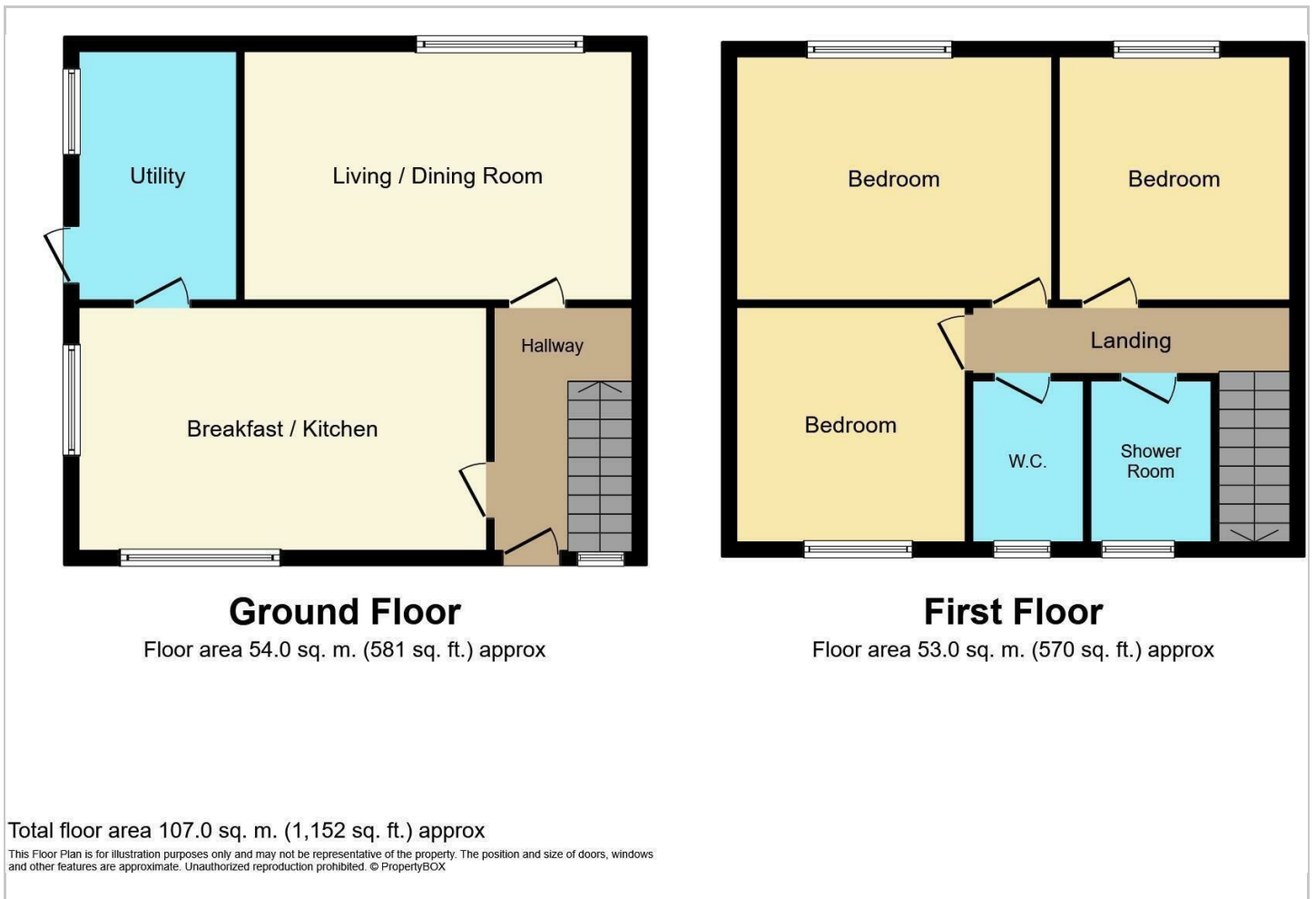
Hybrid Map



Terrain Map



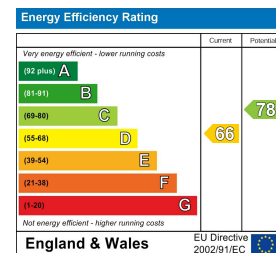
Floor Plan



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.