



1 Hagley Park Gardens

, Rugeley, WS15 2GY

£195,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point with open plan to Lounge.

Lounge

14'10" x 11'8" (4.52m x 3.56m)

Having ceiling light point, radiator and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

Refitted Kitchen

11'7" x 8'10" (3.53m x 2.69m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over, integrated washing machine, fridge/freezer, tumble dryer and coffee machine. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc door allowing access to the enclosed rear garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access, being part boarded and upvc double glazed window to side aspect.

Bedroom One

12'0" x 11'7" (3.66m x 3.53m)

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

Bedroom Two

11'4" x 6'5" (3.45m x 1.96m)

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

Refitted Bathroom

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls, extractor fan, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a fenced fore garden with gravel borders. Covered Carport with electric roller shutter door and having power, light and further shutter to Rear Garden. The enclosed rear garden having paved patio to lawn, outside tap and lighting.

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:

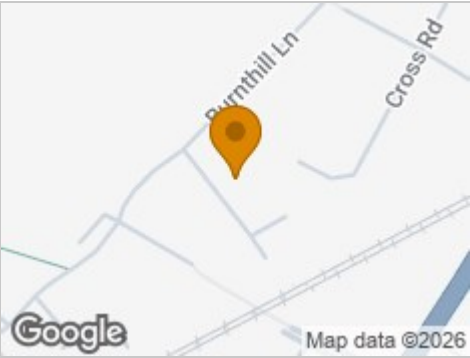
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



Road Map



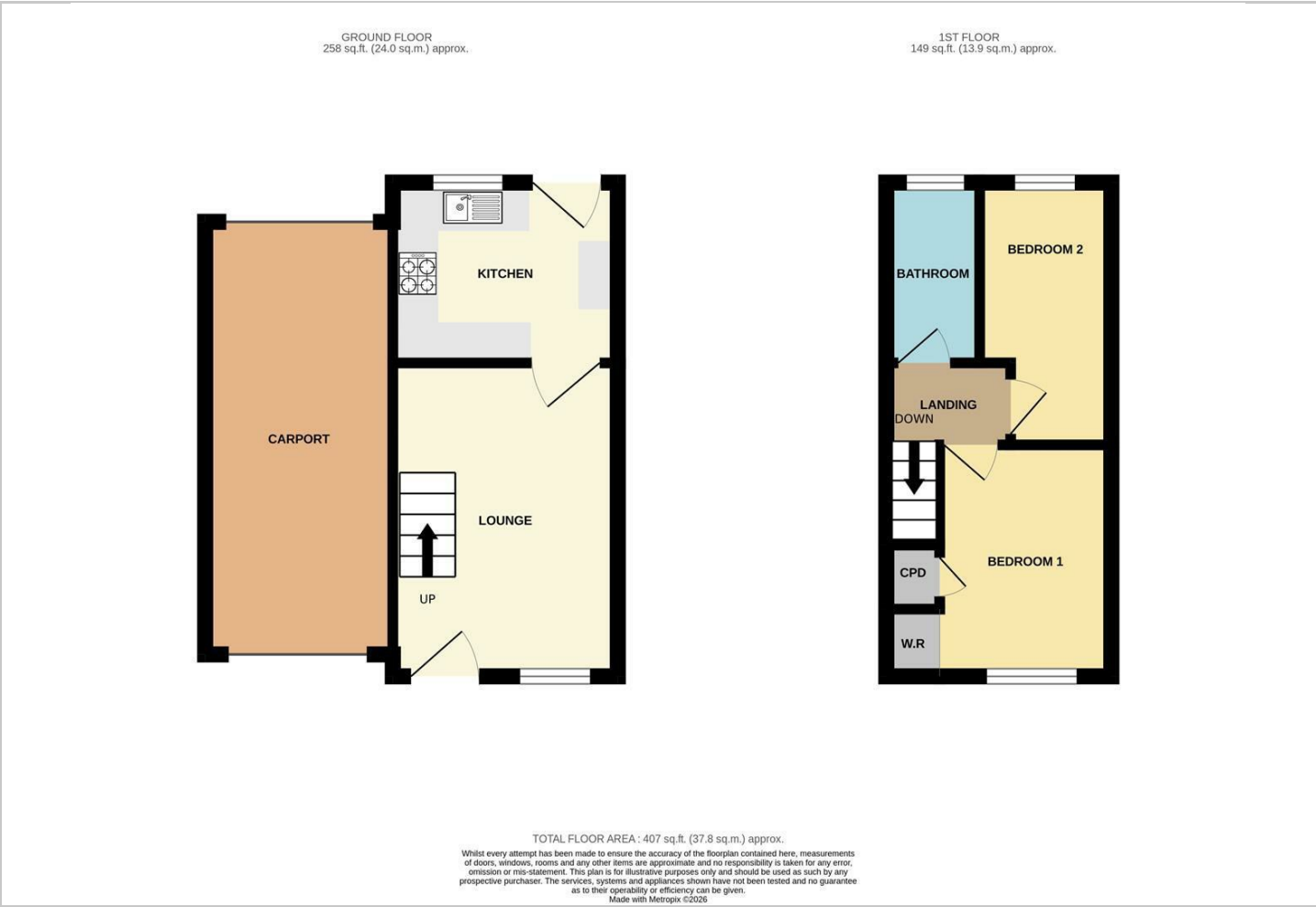
Hybrid Map



Terrain Map



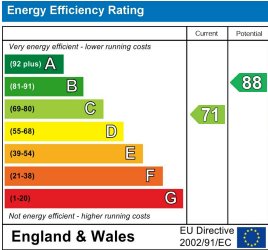
Floor Plan



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.