



63 Priory Avenue

Hawksyard, Rugeley, WS15 1LQ

£245,000



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Entrance Hallway

Approached via front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to the first floor accommodation.

Guest Cloakroom

Comprising of w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to front aspect.

Lounge

14'8" x 11'9" (4.47m x 3.58m)

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

Breakfast Kitchen

14'10" x 8'3" (4.52m x 2.51m)

Being fitted with a range of matching high gloss base and wall units with work surfaces over, incorporating inset stainless steel sink unit with drainer and tiled splash back. Built in electric oven with gas hob and extractor hood over. Integrated dishwasher, space with plumbing for washing machine and further appliance space. Two ceiling light points, wall mounted combination boiler, further appliance space, radiator, tiled flooring, useful storage cupboard and upvc double glazed window to rear aspect. French doors leading to the Rear Garden.

First Floor Landing

Approached from stairs in the Hallway and having ceiling light point and loft access.

Bedroom One

12'6" x 9'6" (3.81m x 2.90m)

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

En suite Shower Room

Comprising of w.c, pedestal hand wash basin and enclosed corner shower cubicle with mains shower. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to front aspect.

Bedroom Two

8'9" x 8'4" (2.67m x 2.54m)

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

Bedroom Three

8'4" x 5'10" (2.54m x 1.78m)

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

Bathroom

Comprising of w.c, pedestal hand wash basin and panelled bath with electric shower unit over with shower screen. Ceiling light point, extractor fan, radiator and upvc double glazed window to side aspect.

Outside

The property is set back from the road behind a small shrubbed fore garden and having a tarmac driveway providing off road parking. The enclosed rear garden is accessed from timber gate and having a decked seating area, further patio area, artificial lawn with gravelled borders and shed.

Agents Notes

Agents Note:

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the

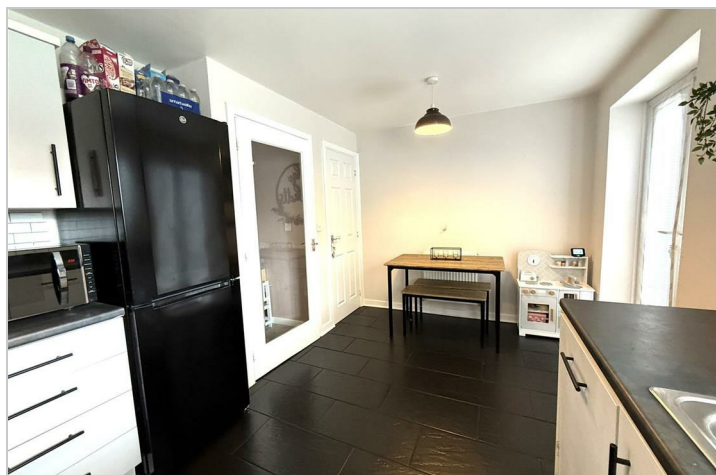
workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

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.



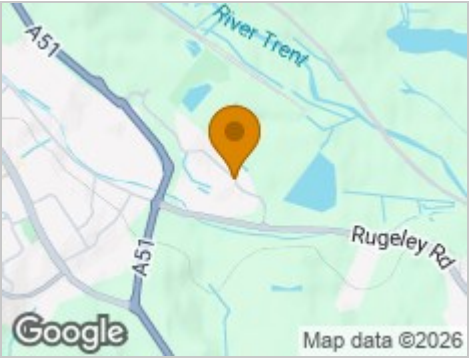
Road Map



Hybrid Map



Terrain Map



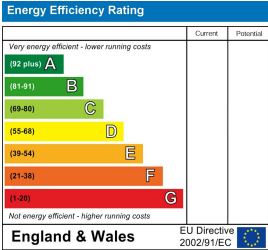
Floor Plan



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.