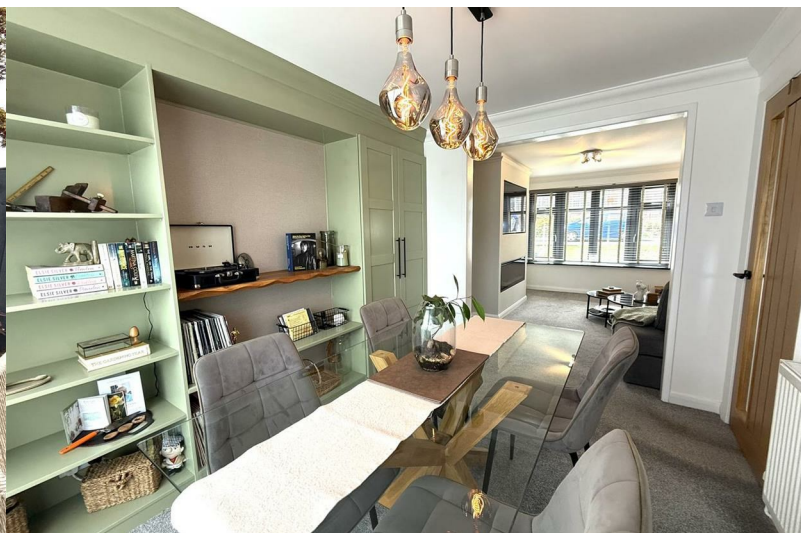




13 Watkiss Drive

, Rugeley, WS15 2PN

£250,000



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Entrance Hallway

Approached from composite front entrance door with matching side screens. Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge

13'0" x 12'5" (3.96m x 3.78m)

Having a media wall with inset electric feature fire and storage cupboards to side. Ceiling light point, coving, under stairs storage cupboard and upvc double glazed bow window to front aspect. Open to Dining Room.

Dining Room

10'5" x 8'5" (3.18m x 2.57m)

Having ceiling light point, coving, radiator, useful storage units and sliding upvc double glazed patio door to Rear Garden.

Fitted Kitchen

10'2" x 6'10" (3.10m x 2.08m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash. Built in electric oven with hob and extractor hood over. Integrated fridge, freezer, space with plumbing for dishwasher and wall mounted combination boiler. Inset ceiling lights, tiled flooring and upvc double glazed window to side aspect. Upvc door leading to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having glass and oak balustrade. Ceiling light point, loft access, being part boarded and upvc double glazed window to side aspect.

Bedroom One

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

Having inset ceiling lights, radiator, part panelling to walls and upvc double glazed window to front aspect.

Bedroom Two

10'5" x 9'6" (3.18m x 2.90m)

Having inset ceiling lights, useful storage cupboard, radiator and upvc double glazed window to rear aspect.

Bedroom Three

9'5" x 6'0" (2.87m x 1.83m)

Currently used as a Dressing Room and having inset ceiling lights, radiator and upvc double glazed window to front aspect.

Refitted Shower Room

Comprising walk in shower cubicle, bowl vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with pathway to front entrance door. A shared driveway leads to Garage with up and over door. The enclosed Rear Garden being accessed via a gate and being mainly laid to lawn with raised planted borders, paved patio, a further seating area which currently holds the rabbit house and outside tap.

Agents Note

The vendors are looking at a new build property and this is estimated for completion Spring 2027. We are

advised that the combination boiler is only 1 year old so is still under warranty.

Agents Notes

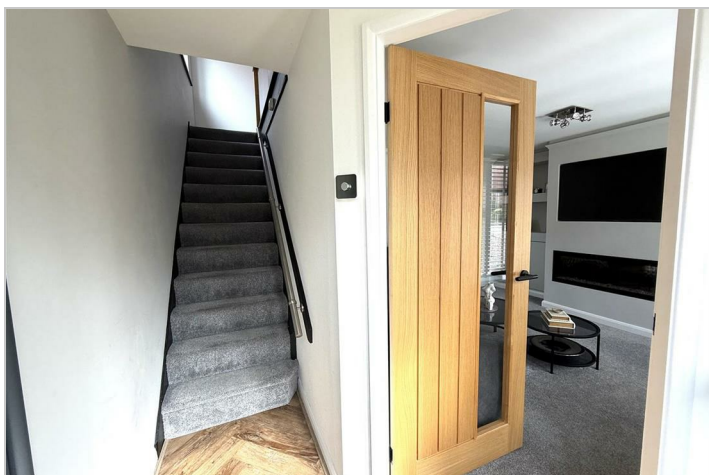
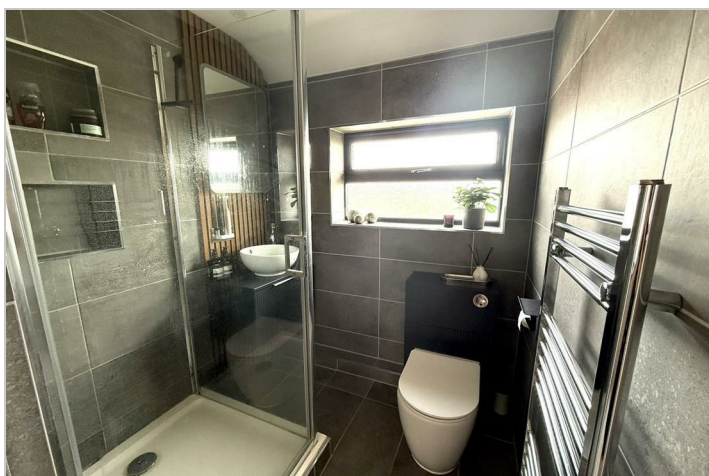
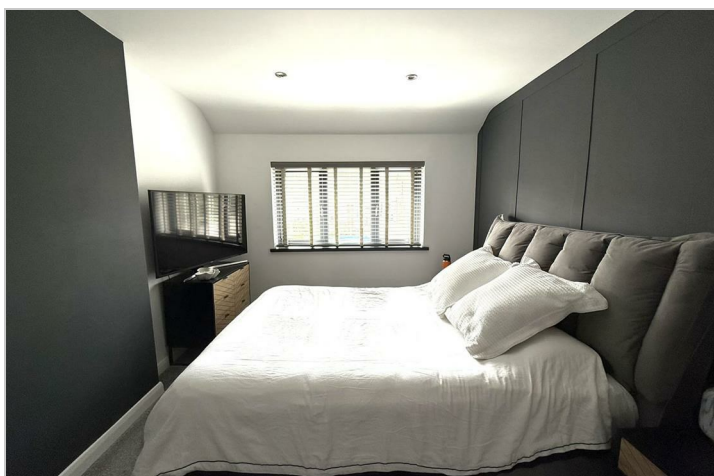
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



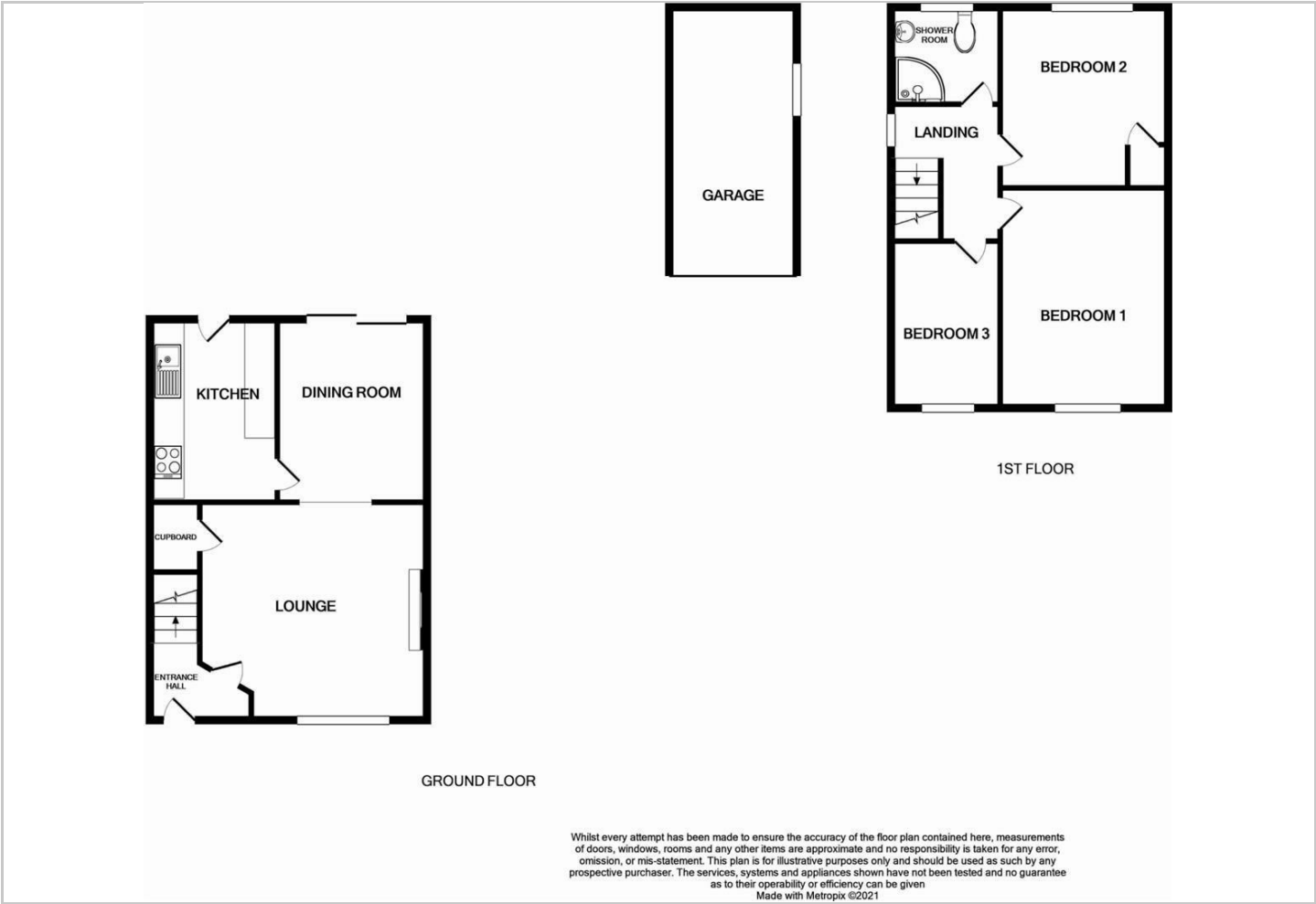
Hybrid Map



Terrain Map



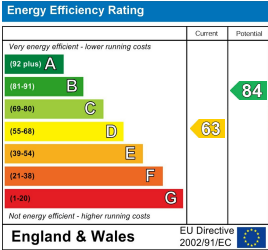
Floor Plan



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.