



## 14 Greenfields Drive

, Rugeley, WS15 2RT

**£270,000**



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## Entrance Hallway

Approached from composite front entrance door and having useful cupboard, wall light and doors leading to Bedroom Four and Lounge.

## Lounge

15'2" x 14'6" (4.62m x 4.42m)

Having gas log burner on tiled hearth with feature wooden mantle over. Two radiators, ceiling light point, upvc double glazed window to rear aspect and door to Family Breakfast Kitchen. Stairs leading to First Floor Landing.

## Family Breakfast Kitchen

17'0" x 11'1" (5.18m x 3.38m)

Being refitted with a comprehensive range of wall and base mounted units with oak work surfaces over, incorporating inset two bowl enamel sink with mixer tap and drainer. Integrated dishwasher, fridge/freezer, built in double oven and five ring gas hob with extractor hood over. Inset ceiling lights, radiator, tiled flooring and upvc double glazed window to rear aspect. Velux windows provide extra natural light and upvc door giving access to the enclosed rear garden. Door to Utility/ Guest Cloakroom.

## Utility Room

10'8" x 9'7" (3.25m x 2.92m)

Having space with plumbing for washing machine, further appliance space, inset ceiling lights, radiator, tiled flooring and door to Garage space.

## Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, tiled flooring, wall mounted boiler, heated towel rail and useful storage.

## Bedroom Four/ Second Lounge

15'1" x 9'8" (4.60m x 2.95m)

Having three wall lights, radiator and upvc double glazed window to front aspect.

## First Floor Landing

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

## Bedroom One

9'6" x 8'6" (2.90m x 2.59m)

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

## Bedroom Two

12'6" x 8'5" (3.81m x 2.57m)

Having ceiling light point, radiator, laminate flooring, double built in wardrobe and upvc double glazed window to rear aspect.

## Bedroom Three

9'3" x 5'8" (2.82m x 1.73m)

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

## Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, part tiling to walls and upvc double glazed window to front aspect.

## Outside

The front of the property having a block paved driveway providing parking for several vehicles. A

upvc door leading into Garage space with power and light and further door to Utility Room.

The enclosed rear garden being tiered and having a decked seating area with steps down to further decking and artificial lawn with planted borders. Outside tap.

### Agents Notes

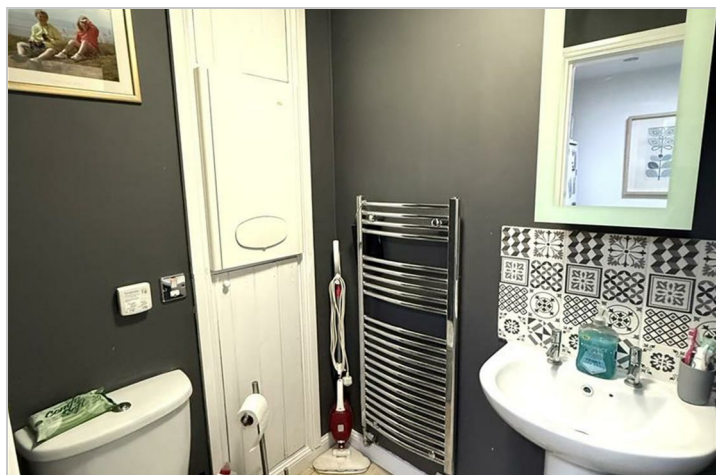
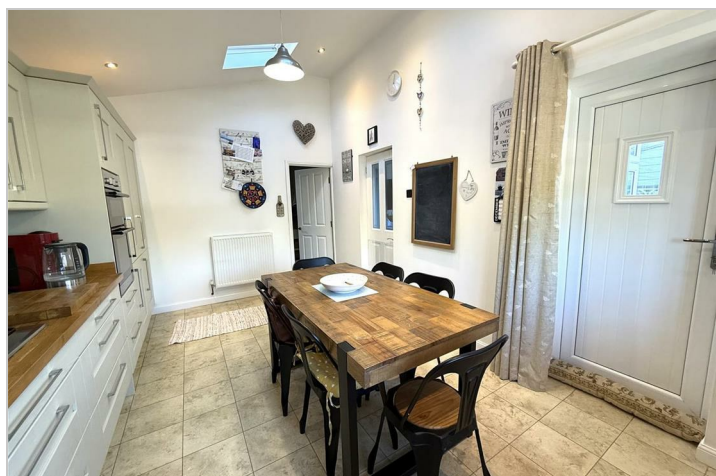
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



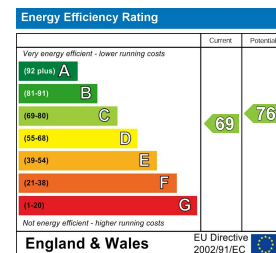
## Floor Plan



## 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.