

HUNTERS®

HERE TO GET *you* THERE



Watkiss Drive

Rugeley, WS15 2PN

£240,000



Council Tax: B



46 Watkiss Drive

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£240,000



Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a wall light point, radiator, Karndean flooring and stairs to the first floor. Door into the

Living Room

with a feature brick and resin fireplace. Wall light point, coving, radiator, Karndean flooring and a UPVC double-glazed bow window to the front aspect. Open archway into the

Dining Room

having a ceiling light point, coving, radiator, Karndean flooring and UPVC double-glazed patio doors into the rear garden. Door into the

Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, integrated fridge-freezer and a dishwasher. Ceiling light point, part tiling to walls, radiator, tiled floor, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the side

First Floor Landing

having a ceiling light point, loft access, radiator and a UPVC triple-glazed window to the side aspect

Bedroom One

having a ceiling light point, radiator and a UPVC triple-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC triple-glazed window to the front aspect

Family Bathroom

having a panelled bath with an overhead mains powered shower and a fitted shower screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, Karndean flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road in a cul-de-sac position. There is a pebbled area and a block paved driveway with double timber gates providing vehicular access to the side of the property and the detached single garage via an up and over door and has light and power

the rear garden has a lawn with a paved patio seating area which is covered with a timber lean-to. There are well established shrubs, screen fencing, outside water tap and two useful timber storage sheds

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



Road Map



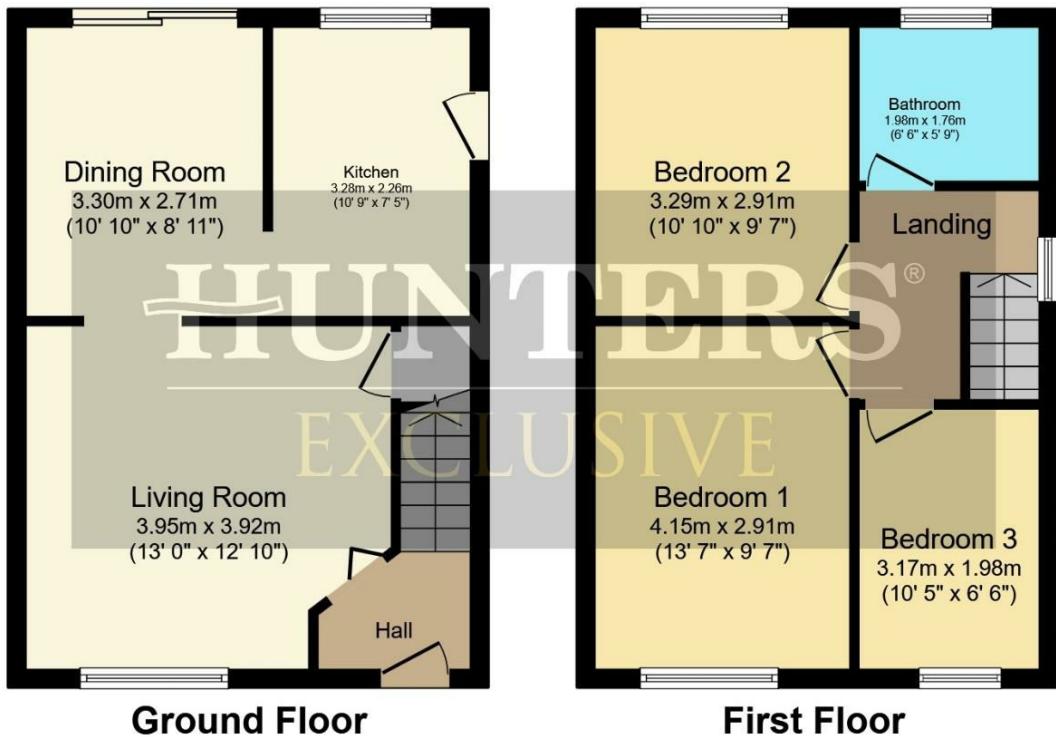
Hybrid Map



Terrain Map



Floor Plan



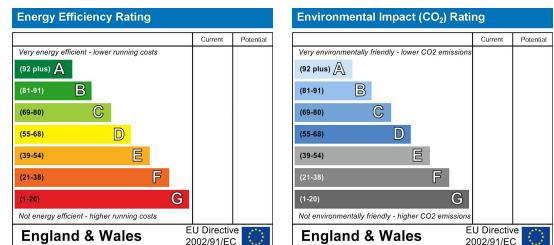
Total floor area 74.2 sq.m. (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.