



## 2 Mersey Close

, Rugeley, WS15 2HB

**£365,000**



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## Entrance Hallway

Approached from upvc front entrance door with side screen and having ceiling light points, radiators, useful storage cupboard housing combination boiler with shelving and further walk in cupboard with light and loft access.

## Cloakroom

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

## Lounge

15'5" x 14'7" (4.70m x 4.45m)

Having a feature fire surround with inset gas fire on hearth. Ceiling light point, coving, radiator and upvc double glazed sliding doors to Rear Garden.

## Breakfast Kitchen

18'10" x 9'2" (5.74m x 2.79m)

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 double electric oven, gas hob with extractor over and space for further appliances. Ceiling lights, radiator and upvc double glazed window to front aspect. Doors to Hallway and Dining Room.

## Utility Room

Being fitted with a range of wall and base units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Space for washing machine, ceiling light point and upvc double glazed door to side elevation.

## Dining Room/ Bedroom Three

12'8" x 10'1" (3.86m x 3.07m)

Having ceiling light point, radiator and upvc double glazed windows to side and front aspects.

## Bedroom One

12'11" x 10'11" (3.94m x 3.33m)

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

## Bedroom Two

9'0" x 9'4" (2.74m x 2.84m)

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

## Bathroom

Comprising corner panelled bath with shower attachment and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls and flooring and upvc double glazed window to side aspect.

## Outside

The property is situated on a good sized corner plot with a walled fore garden, having plentiful parking for several vehicles which in turn leads to a covered Carport and upvc door to Office/ Storage Room. A wrought iron gate allows access to the Enclosed Rear Garden, being mainly laid to lawn with mature borders, a decked seating area, garden shed, outside tap and a storage room to the rear of the garage.

## 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



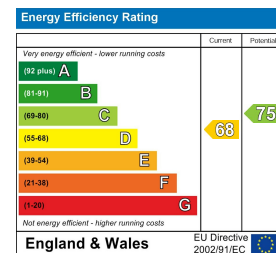
## Floor Plan



## 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.