



169 Armitage Road

Brereton, Rugeley, WS15 1PJ

Offers invited £269,500



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Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having ceiling light point and stairs leading to First Floor Landing.

Lounge

16'8" x 11'5" (5.08m x 3.48m)

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

Breakfast Kitchen

16'5" x 8'10" (5.00m x 2.69m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor hood over, integrated dishwasher and fridge/freezer. Space with plumbing for washing machine and wall mounted combination boiler. Inset ceiling lights, larder cupboard, inset ceiling lights, radiator, laminate flooring and breakfast bar seating area. Upvc double glazed window to rear and French doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator, loft access with ladder, light and being part boarded. Upvc double glazed window to side aspect.

Bedroom One

11'5" x 9'4" (3.48m x 2.84m)

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

Bedroom Two

9'10" x 9'8" (3.00m x 2.95m)

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

Bedroom Three

8'3" x 6'11" (2.51m x 2.11m)

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

Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, coving, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a driveway providing parking for several vehicles. A side gate leading to the enclosed rear garden having paved patio to lawn, a decked seating area, outdoor power and tap. A door allows access to the Detached Garage with up and over door, with light and power. The front of the garage is accessed via a shared lane running to the side of the property.

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.

Tel: 01889 358172

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



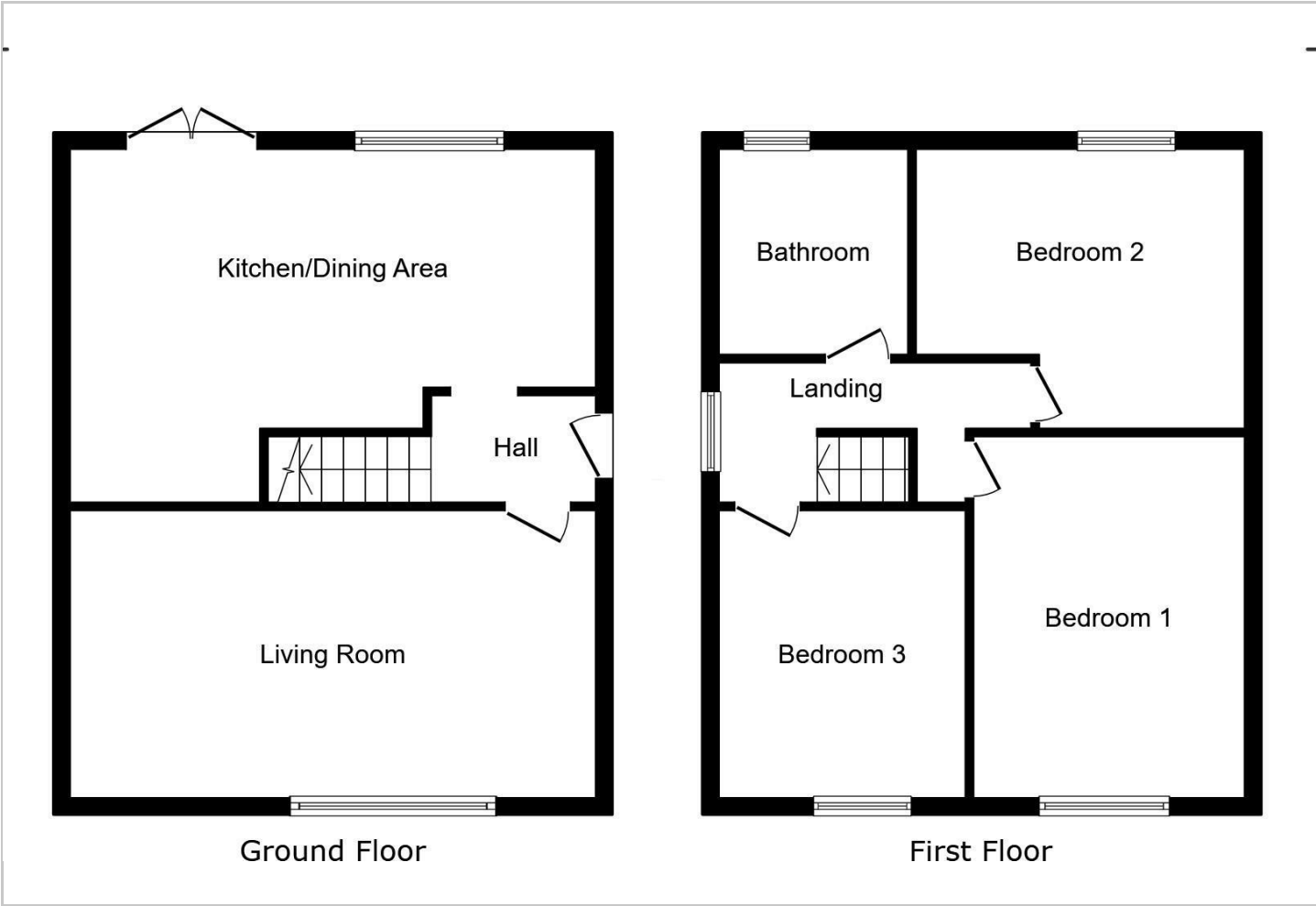
Hybrid Map



Terrain Map



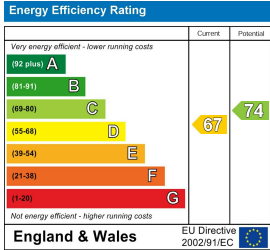
Floor Plan



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.