



Lovett & Co.
estate agents

Template Lane
Template Town



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom detached family home, being offered with NO ONWARD CHAIN.

The property is situated in a sought after area of Rugeley, just off of Bower Lane, and nearby to Cannock Chase, an area of outstanding natural beauty.

The property briefly comprises: porch, entrance hallway, front lounge, rear dining room and kitchen, conservatory, large landing, three good sized bedrooms and a family shower-room.

Externally, there is a generous driveway offering off-road parking plus a detached garage, as well as private front lawn and tiered rear garden with patio area, lower level gravel area plus bottom level with access to the storage area and greenhouse.

Bower Lane occupies an established sought after area and provides ease of access into Rugeley town centre with its diverse range of amenities as well as Stafford and Cannock Chase being on the doorstep. Excellent commuter links are available with the A38, M6 and is just one minute away from Cannock Chase an area of outstanding natural beauty.

RECEPTION HALL:

Accessed via the entrance porch, it features: carpeted flooring, radiator, light point, doors to the lounge and dining room, stairs to the first floor.

LOUNGE:





3.46 x 4.45 (11'4" x 14'7")
Feature fireplace with fitted coal effect gas fire, carpeted flooring, radiator, ceiling light and window to the front.

DINING AREA:

2.95 x 2.91 (9'8" x 9'6")
Carpeted flooring, ceiling light points, radiator, French doors to the garden, door and window to the kitchen.

KITCHEN:

3.28 x 3.40 (10'9" x 11'1")
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and white goods, radiator, light point, window to the rear and door to the side accessing the garden.

CONSERVATORY:

2.93 x 2.77 (9'7" x 9'1")
Pitched poly-carbonate roof, with UPVC frame set on a brick base, with double glazed windows and French doors to the garden, radiator, tiled flooring, light point and fan.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

3.97 x 3.28 (13'0" x 10'9")
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

2.75 x 3.05 (9'0" x 10'0")
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

2.93 x 2.94 (9'7" x 9'7")

Carpeted flooring, radiator, ceiling light point and window to front.

FAMILY SHOWER ROOM:

1.67 x 2.85 (5'5" x 9'4")

White suite comprising: shower cubicle, vanity cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light and window to rear.

DETACHED GARAGE:

Up and over front door, light and electric points, side personnel door.



VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only

DISCLAIMER:

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