



44 Joseph Dix Drive

, Rugeley, WS15 2PU

**£210,000**



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## Entrance Lobby/Hallway

Approached from upvc double glazed front entrance door and having wall lights, radiator, laminate flooring and further upvc door to Rear Garden.

## Lounge

16'4" x 10'11" (4.98m x 3.33m)

Having feature fire surround with inset pebble effect gas fire on hearth. Two ceiling light points, radiator, coving and two upvc double glazed windows to front aspect. Door to Dining Room.

## Dining Room

13'4" x 9'0" (4.06m x 2.74m)

Having ceiling light point, radiator and upvc double glazed sliding patio doors to Rear Garden. Stairs to First Floor Landing.

## Fitted Kitchen

13'4" x 6'11" (4.06m x 2.11m)

Being fitted with a range of cream gloss wall and base mounted units with oak work surfaces over, incorporating inset stainless steel sink with telescopic tap, drainer and tiled splash. Built in double electric oven, gas hob with extractor over and spaces for further appliances. Ceiling light point, radiator, tiled flooring, useful storage cupboard and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

## First Floor Landing

Approached from stairs in Dining Room and having ceiling light point, loft access and two useful cupboards, with one housing combination boiler.

## Bedroom One

16'3" x 11'0" (4.95m x 3.35m)

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

## Dressing Room/Shower Room

9'2" x 6'9" (2.79m x 2.06m)

(Was previously Bedroom Three ) Being fitted with a range of wardrobes, ceiling light point, radiator and upvc double glazed window to front aspect. The vendors have also utilised the space by adding a walk in shower cubicle.

## Bedroom Two

10'4" x 10'2" (3.15m x 3.10m)

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

## Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, laminate flooring, tiling to walls and upvc double glazed window to rear aspect.

## Outside

The front of the property is accessed via a pedestrian pathway and having a slate fore garden with path to front entrance door. The enclosed rear garden having gates to pathway to lawn with borders, patio seating area, shed and outside tap. In a separate block is GARAGE with up and over door and parking for two vehicles.

## Agents Note

As per the details the vendors have utilised the

space upstairs to suit their needs but they are happy to convert the Bedroom Three back to a Bedroom, reinstalling the wall between Bedroom One and Three.

### 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



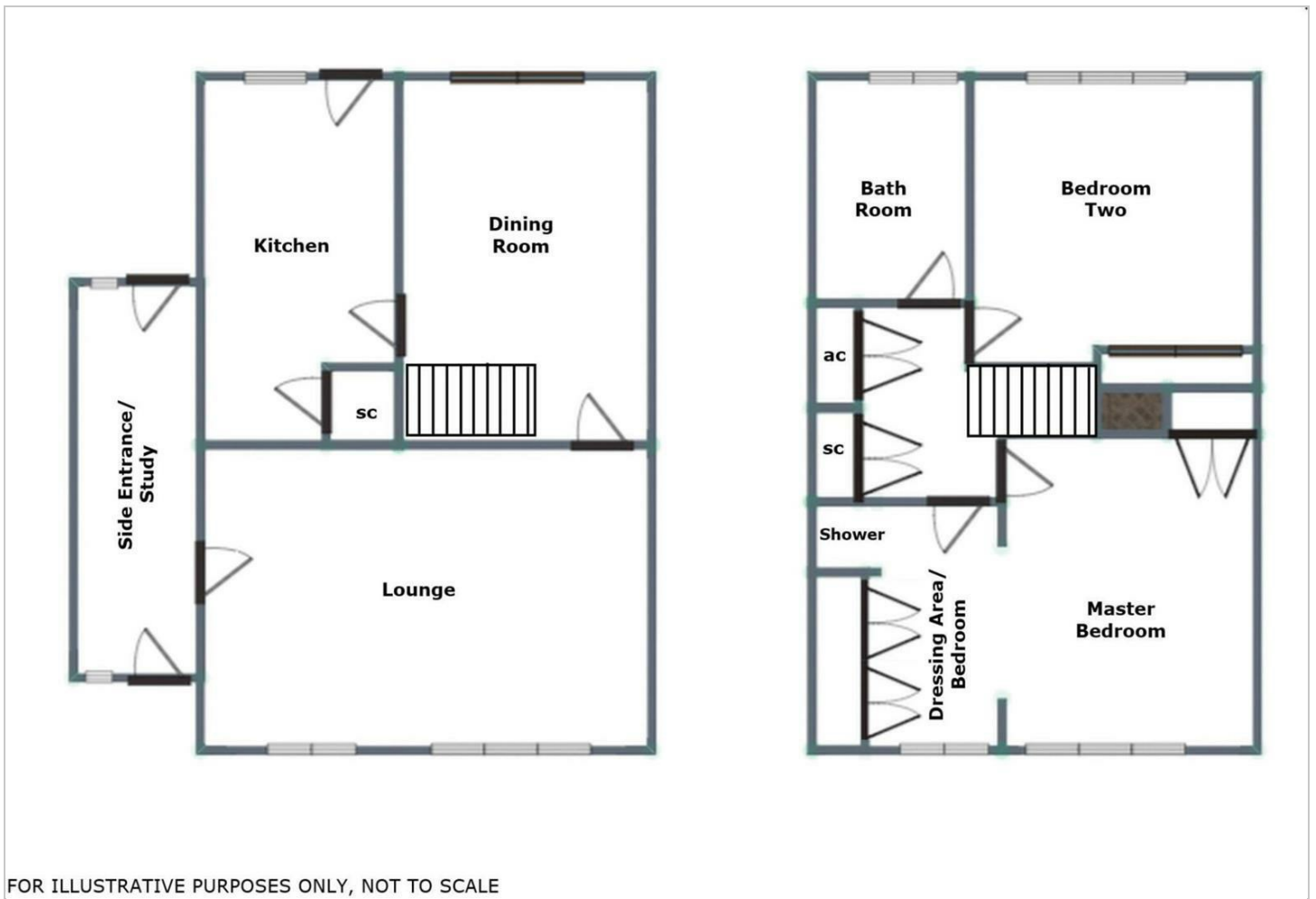
## Hybrid Map



## Terrain Map



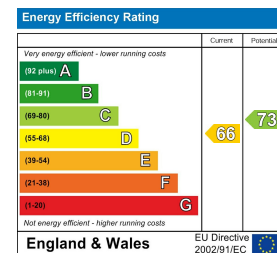
## Floor Plan



## 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.