



## 27 Rishworth Avenue

, Rugeley, WS15 2ER

**£265,000**



# 27 Rishworth Avenue

, Rugeley, WS15 2ER

**£265,000**



## Entrance Porch

Approached from sliding aluminium door and having tiled flooring. A further hardwood door with side screen leading into Hallway.

## Reception Hallway

Having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing. Doors to Lounge and Fitted Kitchen.

## Lounge

**14'1" x 10'7" (4.29m x 3.23m)**

Having a wall mounted gas fire. Ceiling light point, radiator and upvc double glazed window to front aspect. Arch to Dining Room.

## Dining Room

**10'8" x 8'0" (3.25m x 2.44m)**

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

## Fitted Kitchen

**9'6" x 8'6" (2.90m x 2.59m)**

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. Gas cooker, space with plumbing for washing machine and further appliance space. Ceiling light point, useful storage cupboard, tiled flooring, wall mounted boiler and upvc double glazed window to rear aspect. Door to Inner Lobby leading to Garage, Guest Cloakroom and door to Rear Garden.

## Inner Lobby with Guest Cloakroom

Having a tiled flooring with doors to Garage and Rear Garden.

Guest Cloakroom; Comprising w.c, light point, tiled flooring and upvc double glazed window to rear aspect.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder, light and boarded, airing cupboard with shelving and upvc double glazed window to side aspect.

## Bedroom One

**13'9" x 10'2" (4.19m x 3.10m)**

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

## Bedroom Two

**10'9" x 10'3" (3.28m x 3.12m)**

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

## Bedroom Three

**6'10" x 6'5" (1.83m x 1.96m)**

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

## Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiled flooring, part tiling to walls and upvc double glazed window to rear aspect.

## Outside

The front of the property having a lawned fore garden with path to front entrance door. A driveway for off road parking to Garage with up and over door having light and power. The good sized enclosed rear garden having a paved patio, shaped lawns and flower borders. Outside tap.

## Agents Notes

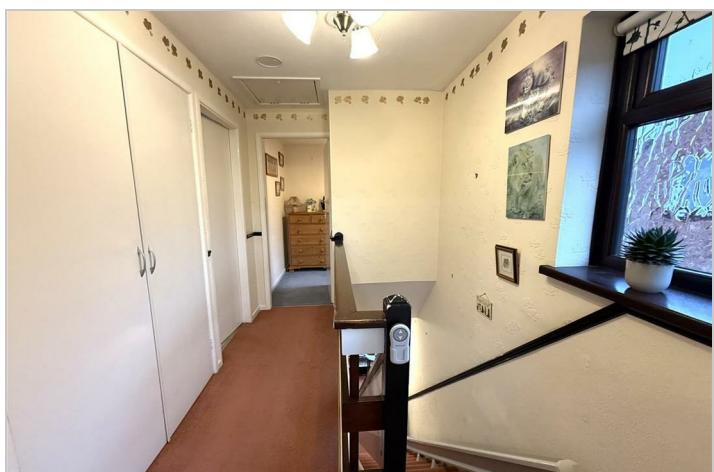
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

### Fixtures and Fittings:

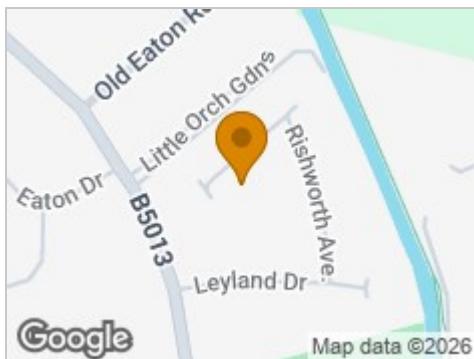
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

### Money Laundering:

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



## Road Map



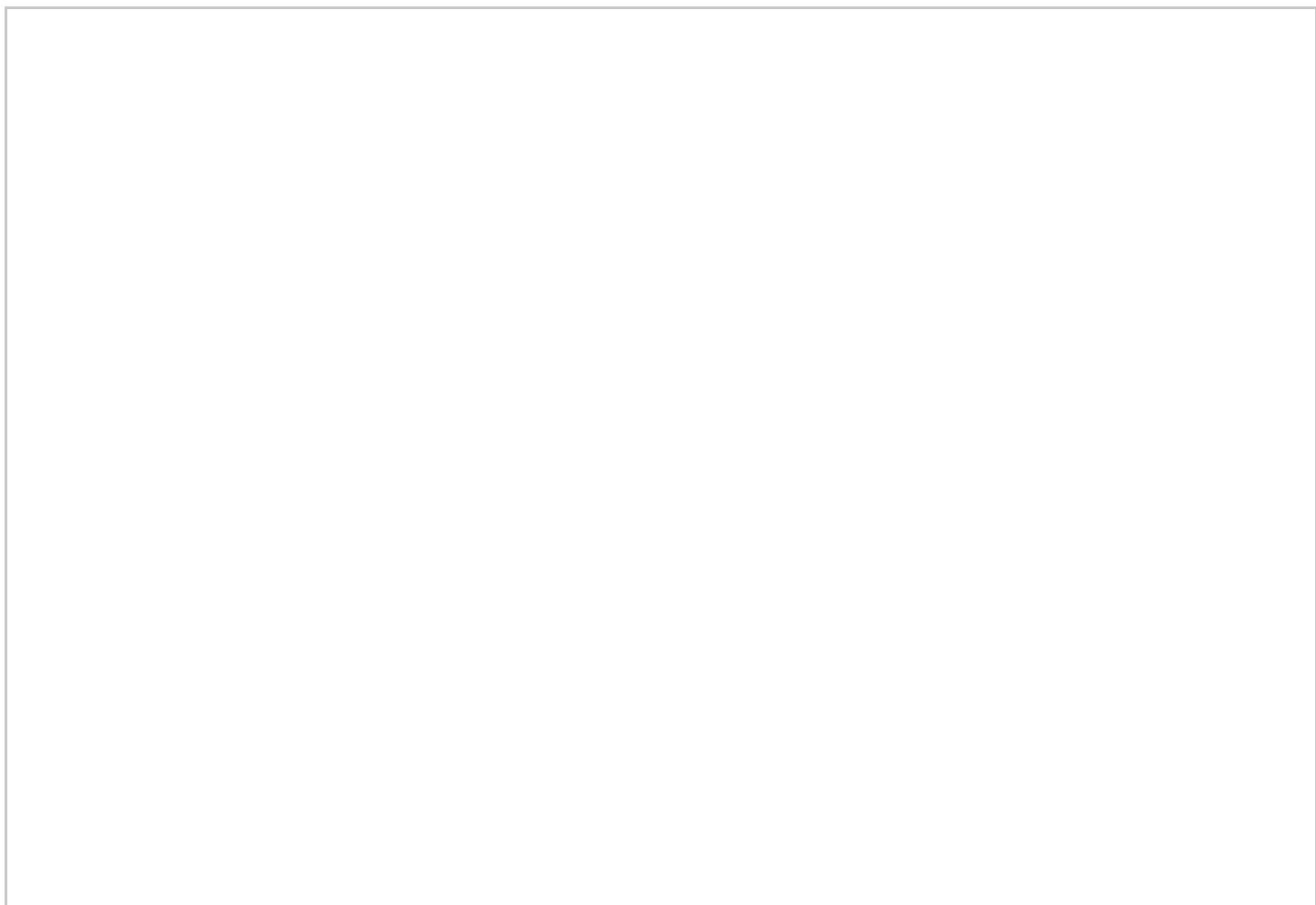
## Hybrid Map



## Terrain Map



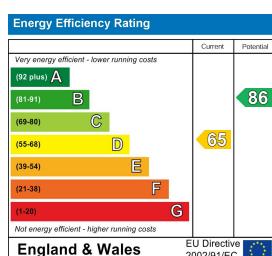
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.