

19 Sheep Fair

, Rugeley, WS15 2AT

Offers in the region of £375,000

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Reception Room
15'6" x 9'10" (4.73 x 3.01)
Approached from wooden front entrance door. Having a brick inglenook feature fire place with mantle over, incorporating gas fire on a tiled hearth. Wooden beams to ceiling, radiator, two wall lights, laminate flooring, useful storage cupboard and upvc double glazed window to front aspect. Stairs to First Floor Landing and doors to Lounge and Kitchen.

Fitted Kitchen
10'9" x 8'3" (3.29 x 2.52)
Being fitted with a range of wall and base mounted units with wooden work surfaces, incorporating inset enamel sink with mixer tap and drainer. Duel fuel Rangemaster cooker with extractor hood over, space for fridge and slimline dishwasher. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Arch to Utility Room.

Utility Room
8'4" x 4'6" (2.56 x 1.39)
Again with wall mounted cupboards and work surface with appliance spaces below. Ceiling light point, tiled flooring, radiator and upvc double glazed window to side aspect. Upvc door to Rear Garden.

Guest Cloakroom
Comprising w.c and hand wash basin. Ceiling light point, extractor fan, tiled flooring and upvc double glazed window to side aspect.

Lounge/ Dining Room
29'8" x 12'4" (9.05 x 3.77)
Having a wooden feature fire surround with inset gas fire on hearth. Wall lights, laminate flooring, two radiators, wooden beams to ceiling and upvc double glazed windows to front and rear aspects. Door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, radiator, upvc double glazed window to side aspect and door with access to Attic Rooms.

Bedroom One
12'2" x 11'11" (3.71 x 3.64)
Having ceiling light point, radiator, built in wardrobes and two upvc double glazed window to front aspect.

Bedroom Two
12'1" x 9'3" (3.69 x 2.83)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three
10'9" x 8'1" (3.28 x 2.47)
Having ceiling light point,. radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising panelled bath, walk in shower cubicle, his and her enamel hand wash basins and w.c. Two ceiling light points, radiator, extractor fan, airing cupboard with shelving and upvc double glazed window to rear aspect.

Loft Room 1
15'3" x 12'0" (4.66 x 3.68)
Approached from door on Landing and having ceiling light point, radiator, wooden beams and upvc double glazed window to side aspect. Further door to ;

Loft Room 2

15'3" x 11'11" (4.67 x 3.64)

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

Outside

The front of the property having enclosed driveway to Detached Garage with up and over door, with light and power. A gate allows access into the enclosed rear garden with a decked seating area, lawn, covered canopy for outdoor entertaining and a storage area. Further parking area with double gates for access to rear. Outside tap and lighting.

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.

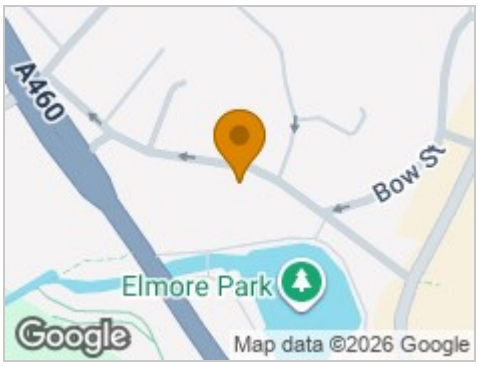








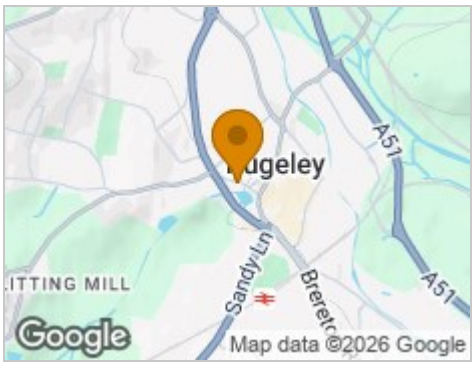
Road Map



Hybrid Map



Terrain Map



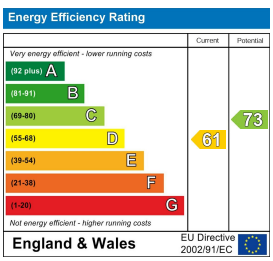
Floor Plan



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.

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