

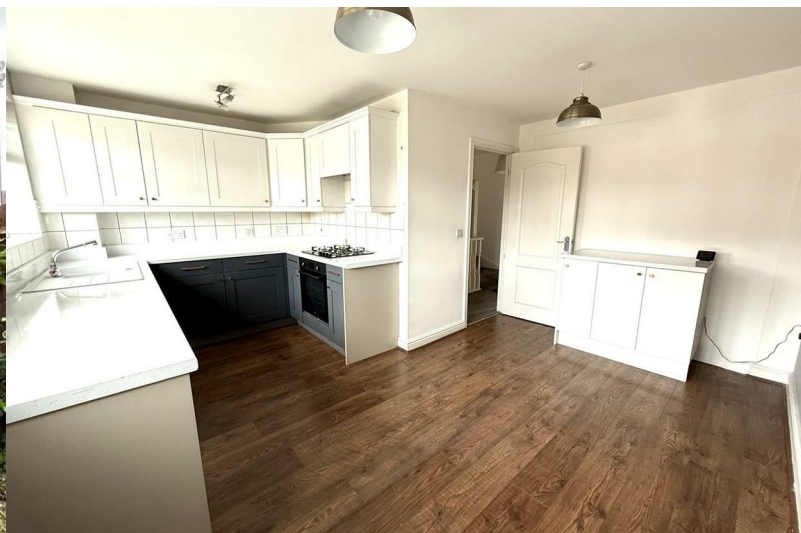


13 Eaton Drive

, Rugeley, WS15 2FR

£244,995

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Entrance Hallway

Approached from front entrance door with side screen. Having two ceiling light points, laminate flooring, radiator and stairs to First Floor Landing.

Guest Cloakroom

Comprising of a pedestal hand wash basin with splashback and close coupled w.c. Ceiling light point, extractor fan and radiator.

Utility Room

Being fitted with base units with work surfaces over, tiled splashback and appliance spaces. Ceiling light point, radiator, wall mounted gas central heating boiler and door leading to Rear Garden.

Bedroom Four

Having ceiling light point, radiator, tv point, laminate flooring and upvc double glazed sliding patio doors leading to Rear Garden.

First Floor Landing

Approached via staircase from Entrance Hallway and having two ceiling light points, radiator and return staircase to second floor accommodation.

Lounge

Having two ceiling light points, radiator, laminate flooring and upvc double glazed window to front aspect. Upvc double glazed French doors to the Juliet balcony.

Breakfast Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink unit with mixer tap, drainer and tiled splashback. Built in appliances of four ring gas

hob with extractor hood over and electric oven. Three ceiling light points, three further appliance spaces, radiator, laminate flooring and two upvc double glazed windows to rear aspect.

Second Floor Landing

Having two ceiling light points, radiator and airing cupboard housing hot water cylinder.

Master Bedroom

Having two ceiling light points, access to loft space, two radiators, laminate flooring and two upvc double glazed windows to front aspect.. Fitted wardrobes providing hanging and storage space. Door to En Suite.

En Suite

Comprising walk in shower cubicle, pedestal hand wash basin and close coupled wc. Ceiling light point, extractor fan, radiator and part tiling to walls.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising panelled bath with shower mixer tap, pedestal hand wash basin and close coupled w.c. Ceiling light point, extractor fan, radiator and half tiling to walls.

Outside

To the front is a tarmac driveway providing parking

and access to the SINGLE GARAGE with up and over door, having light and power.. There is a paved pathway leading to the front entrance door. The rear garden is fully enclosed with boundary fencing and is mainly laid to lawn with shale infill. Gate to allow rear access.

Agents Notes

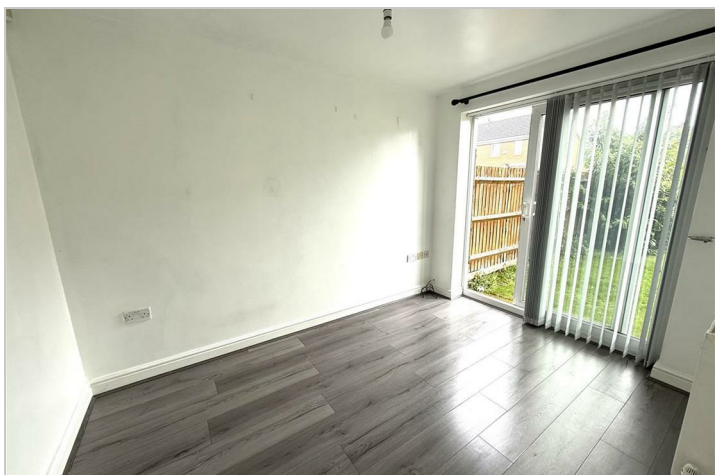
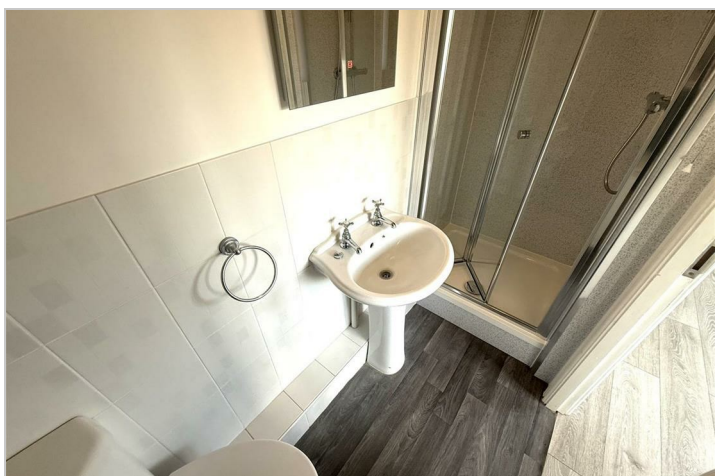
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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

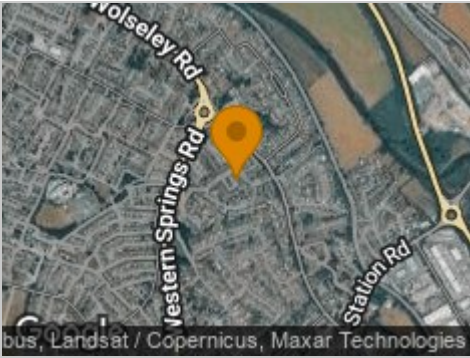
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



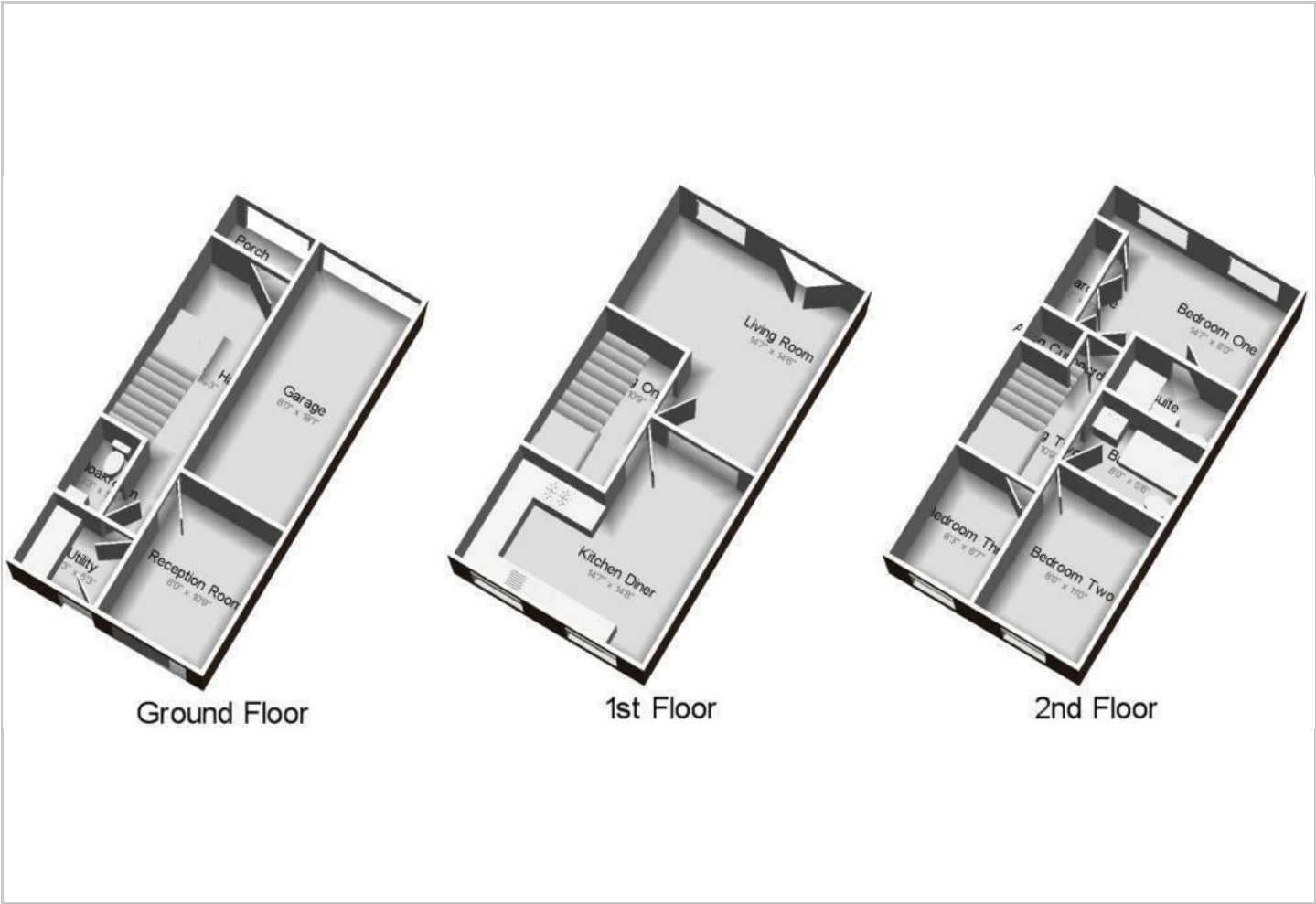
Hybrid Map



Terrain Map



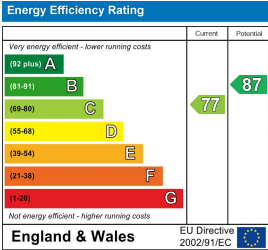
Floor Plan



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.