HUNTERS®

HERE TO GET *you* THERE

Bracken Way

Rugeley, WS15 2NT

£1,100 Per Month

3 1 1 D

Council Tax: B

44 Bracken Way

Rugeley, WS15 2NT

£1,100 Per Month

Entrance Hallway
accessed via a UPVC double-glazed entrance door and benefitting from a useful under stairs storage cupboard. Ceiling light point, radiator and stairs to the first floor

Living Room
having a feature fitted fireplace with a marble hearth and wood effect mantle. Two ceiling light points, coving, decorative dado rail, two radiators, UPVC double-glazed window to the rear and a UPVC double-glazed door into the rear garden

Breakfast Kitchen
having a range of fitted wall and base units with granite effect roll top work surfaces, co-ordinating splash backs and a stainless steel sink and a half with drainer. Electric oven, gas hob with extractor hood, space for a fridge-freezer, space with plumbing for a washing machine and further appliance space. Inset ceiling spotlights, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

First Floor Landing
having a useful over stairs storage cupboard. Ceiling light point and loft access.

Bedroom One
having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three
having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom
having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, part aqua panelling to the walls, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Outside
the property is located at the bottom of a residential cul-de-sac and sits back from the public pedestrian pathway. There is a lawn with a mature shrub border, paved pathway to the front entrance door and a brick built outbuilding

the rear garden has a paved patio seating area with a lawn, shale area, raised timber planters, screen fencing and a timber pedestrian gate to the rear which gives access to the parking and the GARAGE which is located in a separate block

AGENTS NOTE
THE PROPERTY IS CURRENTLY LEASEHOLD BUT WILL BE FREEHOLD UPON COMPLETION

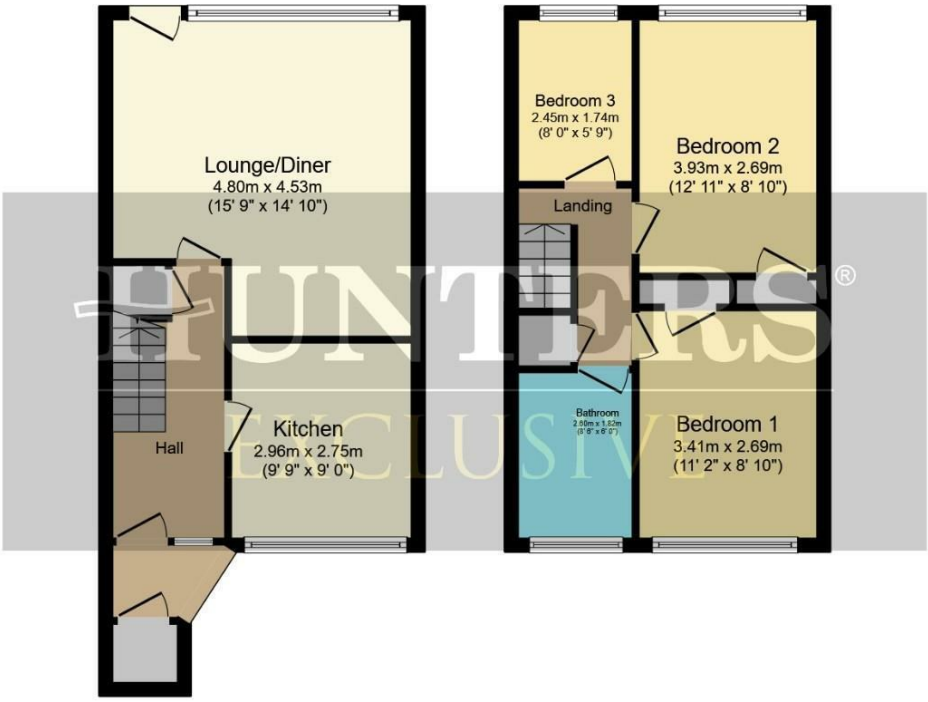
Tel: 01543 418500

Road Map

Hybrid Map

Terrain Map

Floor Plan



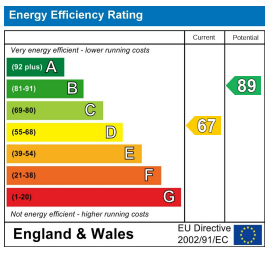
Total floor area 73.8 m² (795 sq.ft.) approx

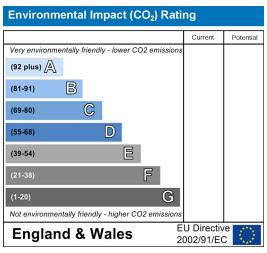
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Lichfield Lettings Office on 01543 418500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

7 Bore Street, Lichfield, WS13 6LJ
Tel: 01543 418500 Email: lichfieldlettings@hunters.com https://www.hunters.com