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3 Sutton Close, Brereton, Rugeley, WS15 1BG

Offers In  
Excess Of

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### Offers In Excess Of £190,000

this well-presented, semi-detached bungalow is located in a popular area of Brereton, situated in a quiet cul de sac on Sutton Close. Offered for sale with NO UPWARD CHAIN and benefitting from UPVC double-glazing and gas central heating. The property is positioned close to amenities, schools and useful transport links. The bungalow briefly comprises of; Entrance, Living Room, Dining Kitchen, Hallway, Two Bedrooms, Family Bathroom and Garden to the Rear. EPC RATING - D



Total floor area 57.3 sq.m. (617 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).

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### Entrance

accessed via a UPVC double-glazed door, ceiling light point and a door into the

### Living Room

having a ceiling light point, two radiators and a UPVC double-glazed window overlooking the front aspect

### Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless sink and a half with drainer. Electric oven, gas hob with extractor hood, space for a fridge-freezer and further space with plumbing for a washing machine. Ceiling light point, radiator, vinyl flooring, UPVC double-glazed window to the rear aspect and a double-glazed door leading to the rear garden

### Hallway

benefitting from a fitted storage cupboard with hanging and storage space and a further cupboard housing the central heating boiler. Ceiling light point, loft access and a radiator

### Bedroom One

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

### Bedroom Two

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

### Bathroom

having a panelled bath with an overhead electric powered shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, aqua panelling to the walls, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Outside

The front of the property is set back from the road, with

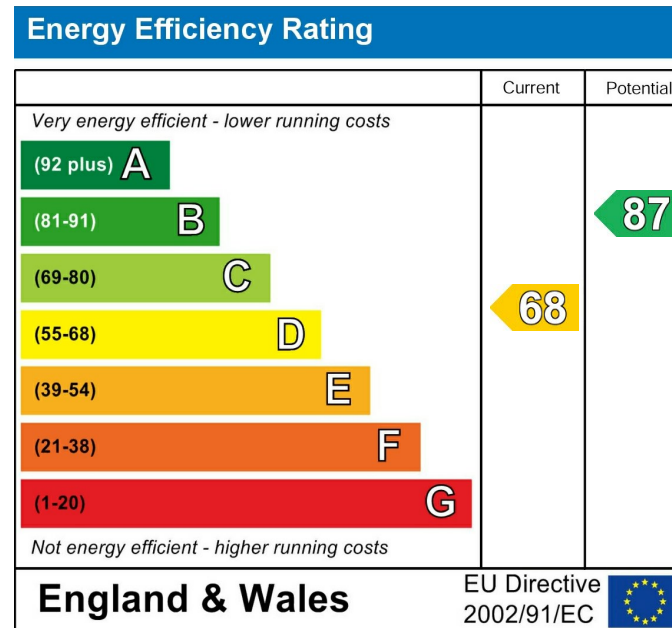
paved steps leading to the front entrance door. There is a lawn, pebbled area and a useful pedestrian gate giving access to the rear of the property.

The rear garden has a paved patio seating area perfect for outside dining and entertaining, lawn with mature trees & shrubs, screen fencing, useful outside water tap, and a pedestrian gate giving access to the front of the property.

A further pedestrian gate at the bottom of the garden leading to the bin store and a public footpath.

### AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



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. 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.







