



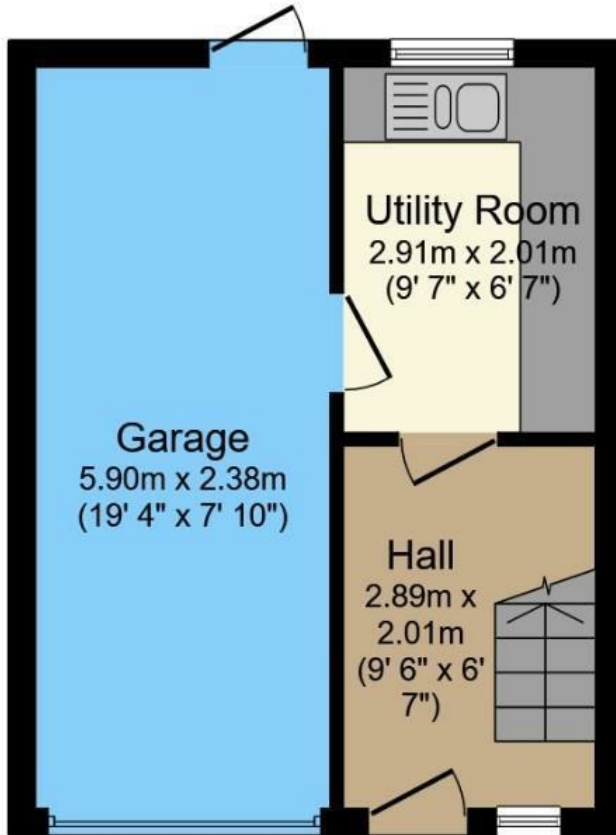
53 Eaton Drive, Rugeley, WS15 2FR
£185,000

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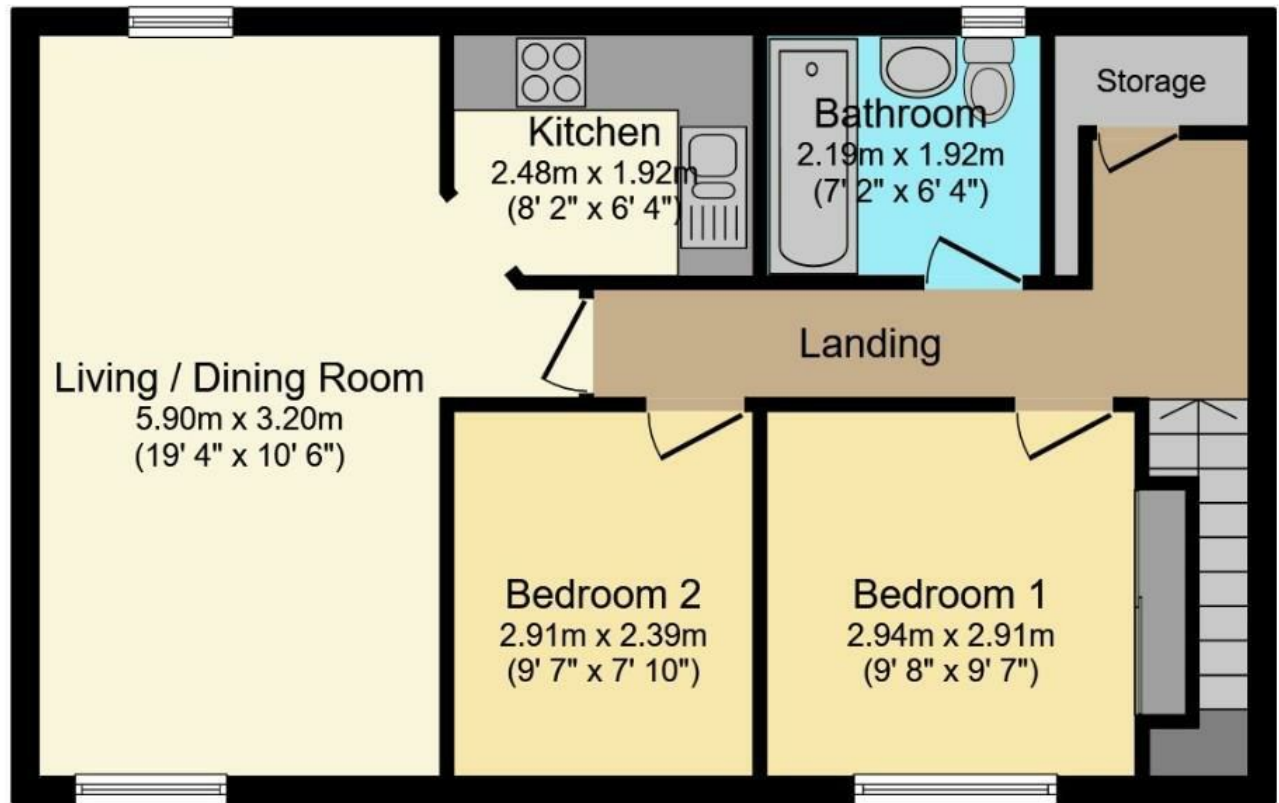
£185,000

great for first time buyers or investors this freehold, two bedroomed coach house is available for sale with NO UPWARD CHAIN. Benefitting from gas central heating and UPVC double-glazing, the property boasts a garage, parking and a garden for outdoor space. Positioned on a popular residential development in Rugeley with good access to all local amenities. Accommodation comprises and Entrance Hallway, Utility Room, First Floor Landing, Living/Dining Room, Kitchen, Two Bedrooms and Bathroom. Driveway and Garage to the front and an enclosed garden to the rear. EPC RATING - C

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Ground Floor



First Floor

Total floor area 83.1 sq.m. (895 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 propertybox.io



Entrance Hallway

accessed via a double-glazed door and having a ceiling light point, radiator and stairs leading to the first floor. Door into the

Utility Room

fitted with base units, roll top work surface and an inset stainless steel sink with drainer. Space with plumbing for a washing machine, tumble drier and further appliance space. Ceiling light point, part tiling to walls, radiator, laminate flooring, UPVC double-glazed window to the rear aspect and a door into the Garage

First Floor Landing

having a useful fitted storage cupboard. Inset ceiling spotlights, loft access and a UPVC double-glazed window to the side aspect

Living/Dining Room

having two ceiling light points, coving, two radiators, UPVC double-glazed windows to the front and rear aspects and open access into the

Kitchen

having a range of wall and base units, roll top work surfaces and an acrylic sink and a half with drainer. Electric oven with a gas hob and extractor above and further appliance space for a fridge. Ceiling light point, part tiling to walls, radiator and laminate flooring

Bedroom One

benefitting from fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Bathroom

having a panelled bath with a mains powered overhead

shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and a UPVC double-glazed window to the rear aspect

Outside


the front of the property is set back from the road with a lawn to the side and a block paved driveway leading to the GARAGE which is accessed via an up and over door and has light and power

the fully enclosed rear garden has a lawn and a pebbled seating area with screen fencing and is accessed through the personnel door from the rear of the garage

AGENTS NOTE

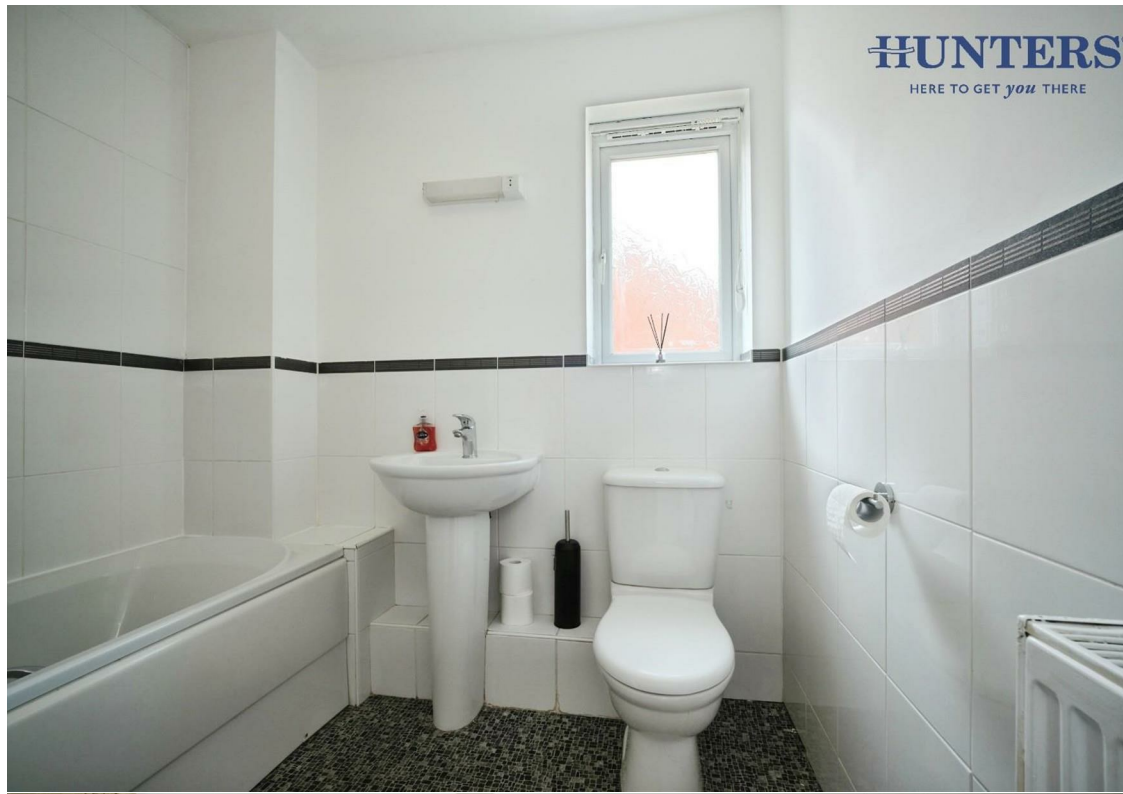
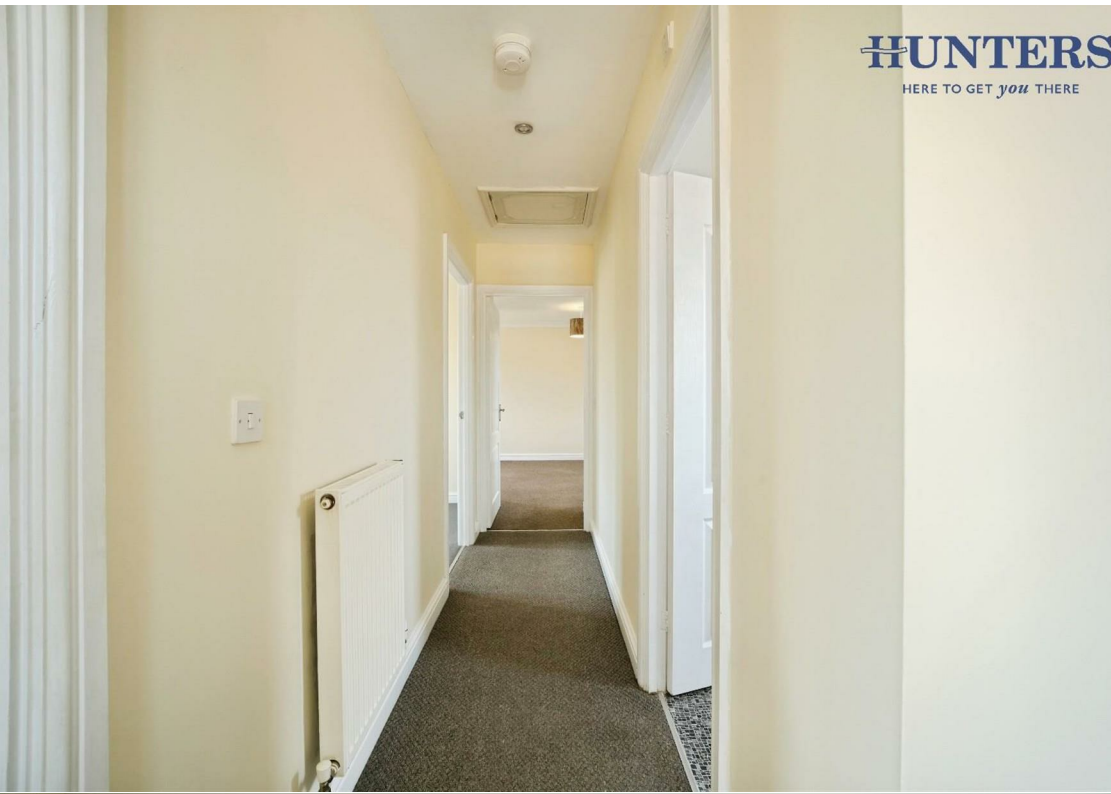
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









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