

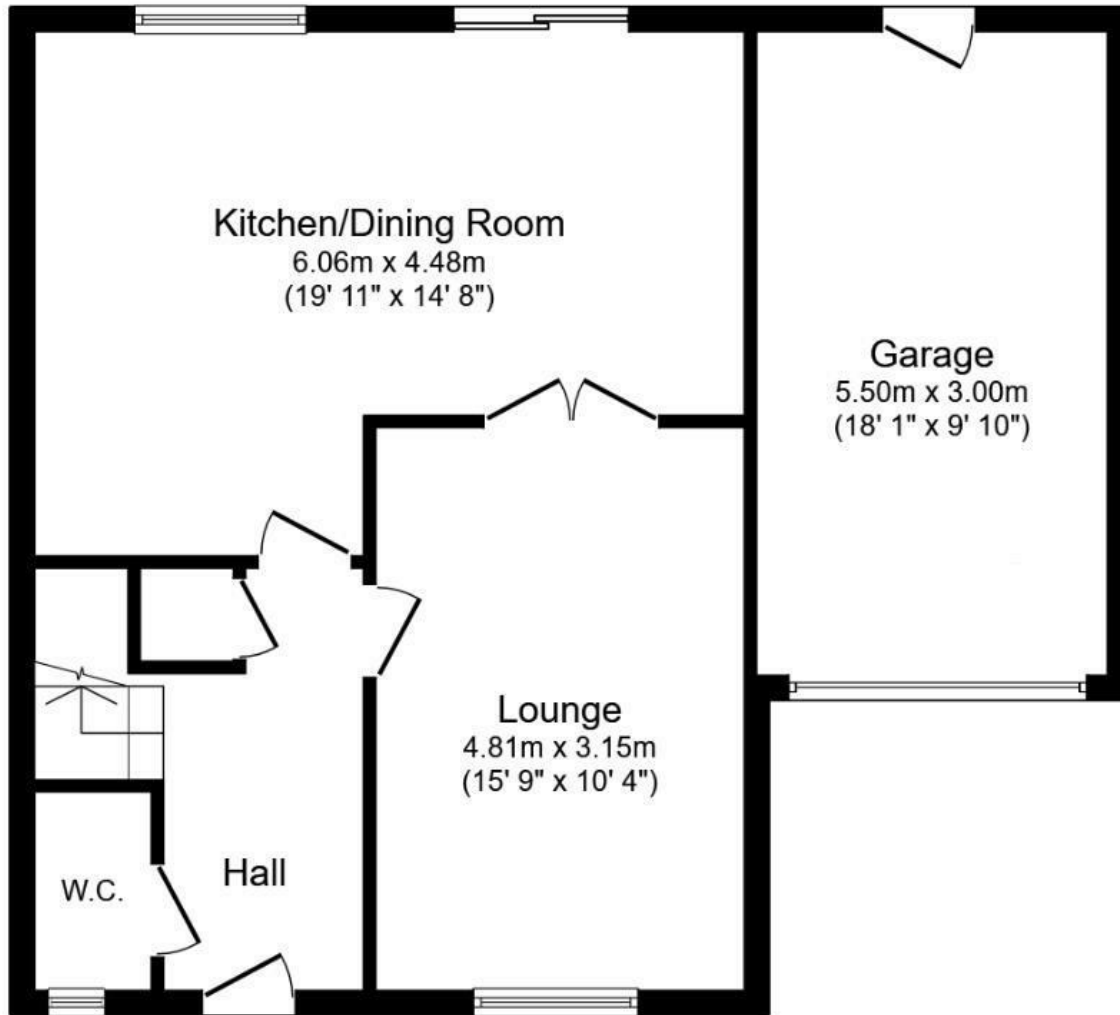


# 15 Bagnall Way, Hawksyard, Rugeley, WS15 1SF

## Offers In The Region Of £360,000

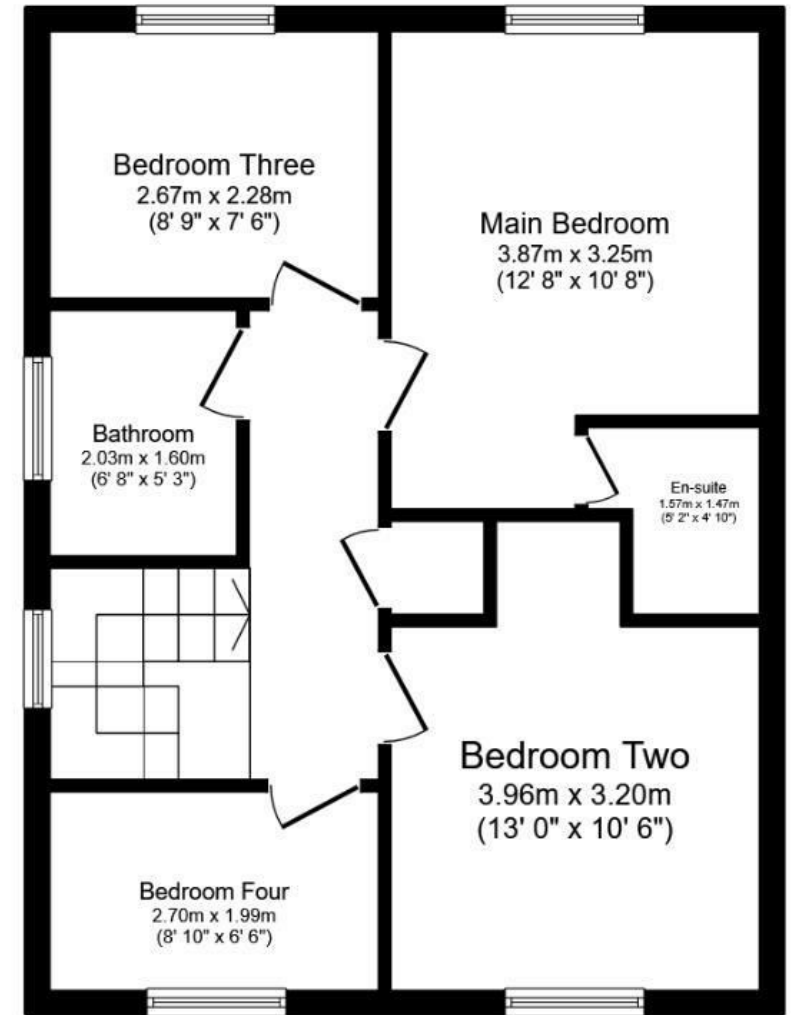
located on a sought after residential development which is popular with families and in the new John Taylor through school catchment is this four bedroomed detached home. Positioned conveniently for all local amenities and transport links. Benefitting from gas central heating and UPVC double-glazing the accommodation briefly comprises of; Entrance Hallway, Guest WC, Living Room and an Open Plan Family Dining Kitchen. First Floor Landing, Master Bedroom with En-suite, Three Further Bedrooms and a Family Bathroom. Driveway Parking and Garage to the front and a fully enclosed rear garden. EPC rating - C

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### Ground Floor

Floor area 66.6 sq.m. (716 sq.ft.)



### First Floor

Floor area 49.6 sq.m. (534 sq.ft.)

**Total floor area: 116.2 sq.m. (1,251 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



### Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to the first floor

### Guest WC

having a corner pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Living Room

having a feature electric fire suite. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

### Open Plan Family Dining Kitchen

having a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink and a half with drainer. Electric oven, gas hob and extractor hood, dishwasher and washing machine. Further appliance space for a fridge-freezer. Two ceiling light points, cupboard housing the central heating boiler, two radiators, vinyl flooring, UPVC double-glazed window to the rear and UPVC double-glazed French doors giving access to the rear garden

### First Floor Landing

having a useful fitted storage cupboard. Ceiling light point, loft access and a UPVC double-glazed window to the side aspect

### Master Bedroom

having a fitted double wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

### En-suite

having a double walk-in shower enclosure with a mains powered overhead fitment and tiling to the walls,

pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator and vinyl flooring

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Family Bathroom

having a panelled bath with a tiled surround, vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

### Outside

the front of the property is set back from the road with a paved pathway to the front entrance door and pebbled area with well established shrubs. To the side of the property there is a tarmac driveway providing off road parking leading to the garage which has an up and over door, light, power and a personnel door into the rear garden

the fully enclosed rear garden has a lawn and a paved pathway and screen fencing

### 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                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            | 89                                                                                  |
| (69-80) C                                   | 78                         |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>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.

















