

# HUNTERS®

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## Royal Close

Rugeley, WS15 2DD

Guide Price £250,000



Council Tax: C



# 4 Royal Close

Rugeley, WS15 2DD

Guide Price £250,000



## ENTRANCE

Entering the property via a composite door with glass panelling into the porch comprising of ceiling light point and radiator.

## LIVING ROOM

Having a marble hearth, gas fireplace with wooden surround, double-glazed bay window, staircase to the first floor, ceiling light point and two radiators.

## DINING ROOM

Accessed via an archway off the living room, and having UPVC patio doors providing access to the rear garden, ceiling light point and radiator.

## KITCHEN

The kitchen has a range of wall and base units, roll-top work surfaces, integrated appliances comprising of; fridge freezer, electric oven, gas hob and cooker hood. Stainless steel sink and drainer with mixer tap, double-glazed window with rear facing aspect, ceiling light point and radiator.

## UTILITY

having a roll top work surface, combi-boiler, plumbing for a washing machine, UPVC door providing access to the rear garden, ceiling light point and radiator.

## DOWNSTAIRS WC

having a close-coupled toilet, pedestal handwash basin, obscure double-glazed window with side facing aspect, ceiling light point and radiator.

## FIRST FLOOR LANDING

accessed via the staircase in the living room and having loft access and a ceiling light point.

## MASTER BEDROOM

having a double-glazed window with front facing aspect, ceiling light point, radiator and en-suite.

## EN-SUITE

the en-suite has a mains-powered, corner shower within a cubicle, close-coupled toilet, handwash basin vanity unit with mixer tap, obscure double-glazed window with front facing aspect, extractor fan, ceiling light point and radiator.

## BEDROOM TWO

having an airing cupboard housing a water tank, double-glazed window with front facing aspect, ceiling light point and radiator.

## BEDROOM THREE

having a double-glazed window with rear facing aspect, ceiling light point and radiator.

## BEDROOM FOUR

having a double-glazed window with rear facing aspect, ceiling light point and radiator.

## FAMILY BATHROOM

having a bath with shower hose and glass screen, close-coupled toilet, handwash vanity basin with mixer tap, obscure double-glazed window with rear facing aspect, extractor fan, ceiling light point and radiator.

## OUTSIDE

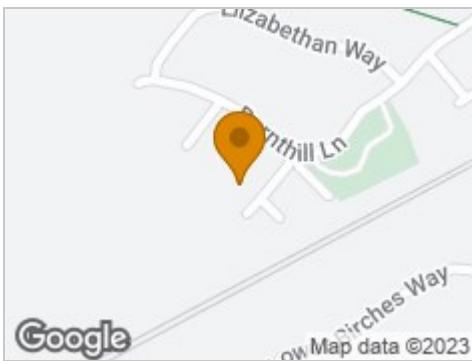
The front of the property is approached by a pathway to the front door and lawn, single garage and side access via a wooden gate to the rear garden.

The rear garden is enclosed and low maintenance

with a patio area, lawn and side access via a wooden gate giving access to the front of the property.



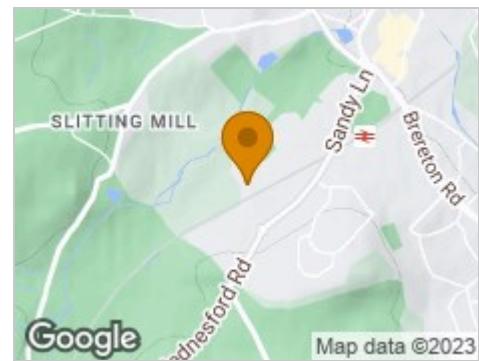
## Road Map



## Hybrid Map



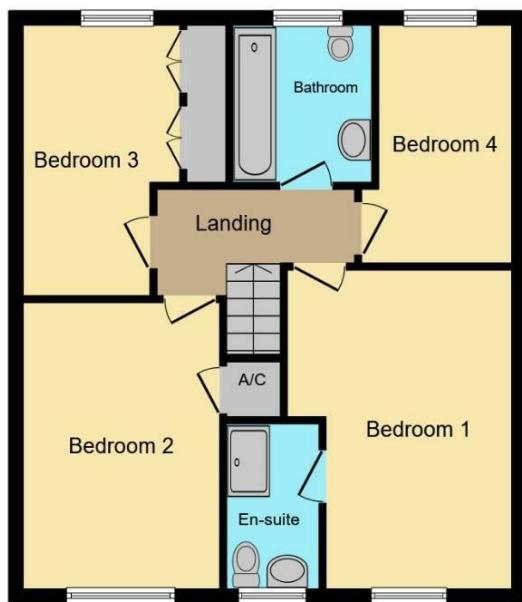
## Terrain Map



## Floor Plan



**Ground Floor**



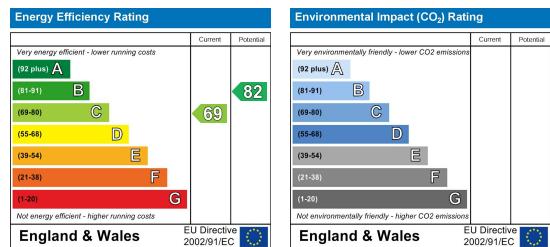
**First Floor**

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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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 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.