

HUNTERS[®]

HERE TO GET *you* THERE



Rake End

Hill Ridware, Rugeley, WS15 3RQ

Guide Price £600,000



Council Tax: F



190 Rake End

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Entrance Hallway

accessed via a covered composite front entrance door. Ceiling light point, radiator and wooden parquet flooring

Guest WC

having a pedestal hand wash basin with tiled splashback and a close-coupled WC. Ceiling light point, part panelled walls, radiator, tiled floor and an obscure UPVC double-glazed window to the rear aspect

Living Room

accessed via internal french doors from the hallway. Feature exposed brick fireplace with a log burner on a slate hearth with an oak beam mantle. Two ceiling light points, two wall light points, radiator, wooden parquet flooring, bi-fold doors leading into the rear garden and a UPVC double-glazed bay window with fitted window seat to the front aspect

Dining Kitchen

having a range of base and wall units with granite work surfaces, inset Belfast sink with mixer tap and a co-ordinating central island with dining and storage. Range cooker with extractor hood above and further integrated appliances of; microwave, fridge-freezer and dishwasher. Two ceiling light points, inset ceiling spotlights, two radiators, part tiling to walls, tiled flooring, two UPVC double-glazed windows to the rear aspect and bi-fold doors giving access to the garden

Utility

accessed via an open archway from the kitchen and having wooden base and wall units with wooden worktops, stainless steel sink and drainer with mixer

tap, tiled splashbacks, space with plumbing for a washing machine. Ceiling light point and composite door to the rear garden

Office / Playroom

ceiling light point, UPVC double-glazed window to the front aspect, wood flooring and access to the converted garage

Converted Garage

Inset ceiling spotlights, tiles to floor and wooden door to rear garden.

First Floor Landing

having a useful storage cupboard with shelving. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

Master Bedroom

having a range of fitted wardrobes providing hanging and storage space. Ceiling light point, radiator, access to en-suite and a UPVC double-glazed window to the rear aspect

En-Suite

having a walk in shower cubicle with mains shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, towel radiator, tiled flooring and a UPVC double-glazed window to front aspect

Bedroom Two

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

Bedroom Three

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

Tel: 01543 419000

Bedroom Four

ceiling light point, radiator, walk in wardrobe space and UPVC double glazed window to the rear aspect

Family Bathroom

having a panelled bath with mixer tap and mains overhead shower, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part panelling to walls, part tiling to walls, tiled floor and UPVC double-glazed window to the front aspect

Outside

The front of the property is set back from the road and approached from a shared driveway. There is a lawn and stocked borders and the block paved driveway provides ample parking and access to the DETACHED DOUBLE GARAGE which has light and power.

The rear garden is overlooking fields and the local countryside. The lawn has shrub borders with trees. Paved patio with timber gazebo, useful garden shed, outside water tap and pedestrian access via a wooden gate to the front of the property.

AGENTS NOTE

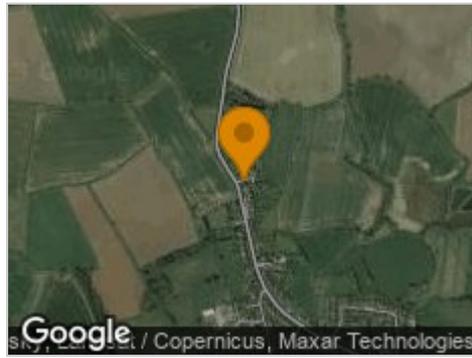
****Please be advised that the detached single garage to the right hand side of the house belongs to the neighbouring property****



Road Map



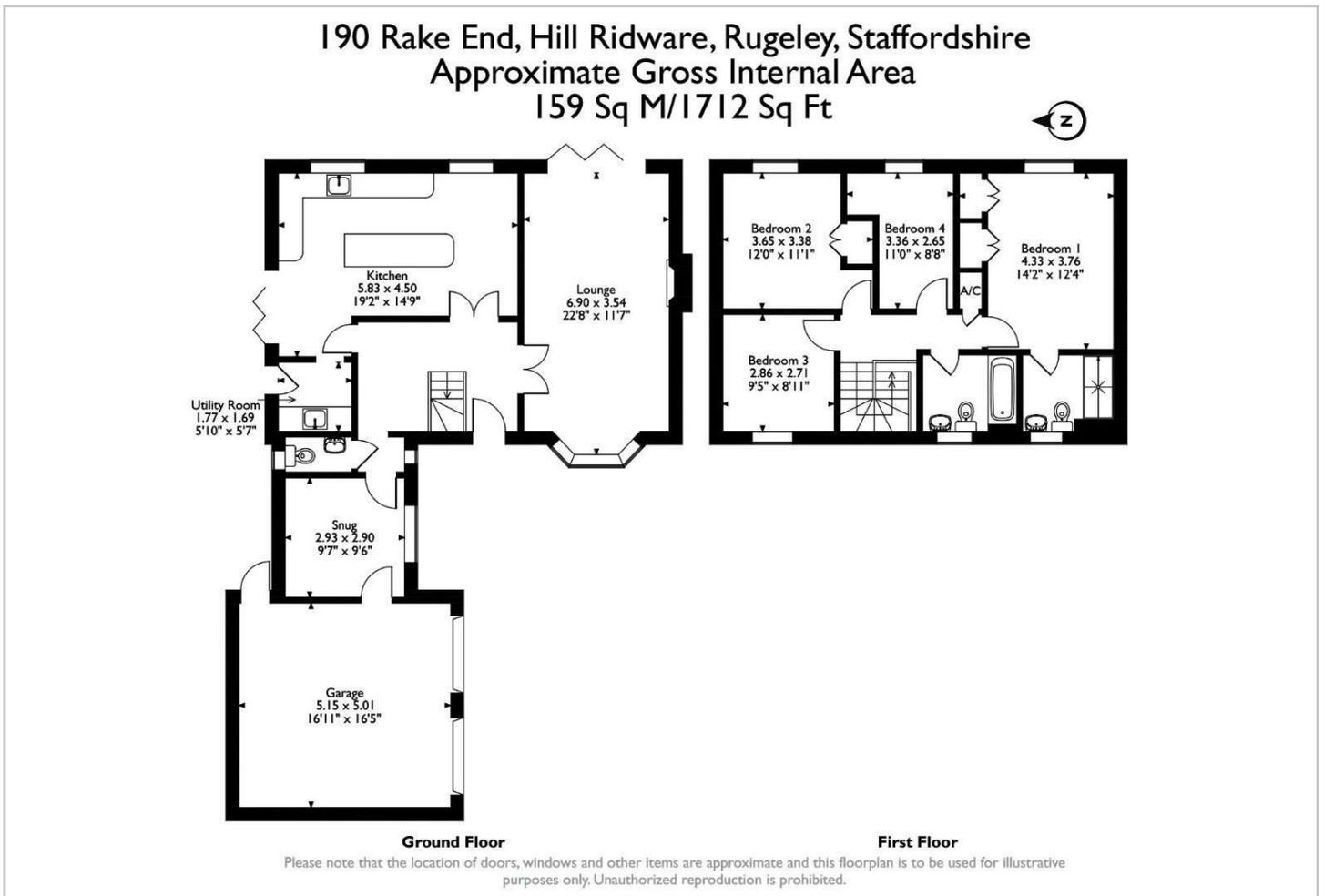
Hybrid Map



Terrain Map



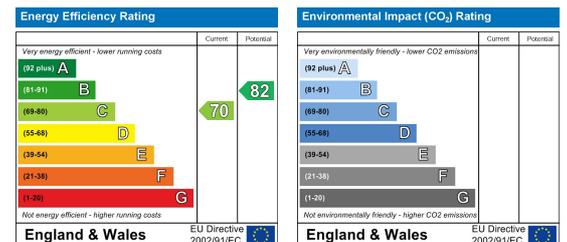
Floor Plan



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.