



HUNTERS®
HERE TO GET *you* THERE

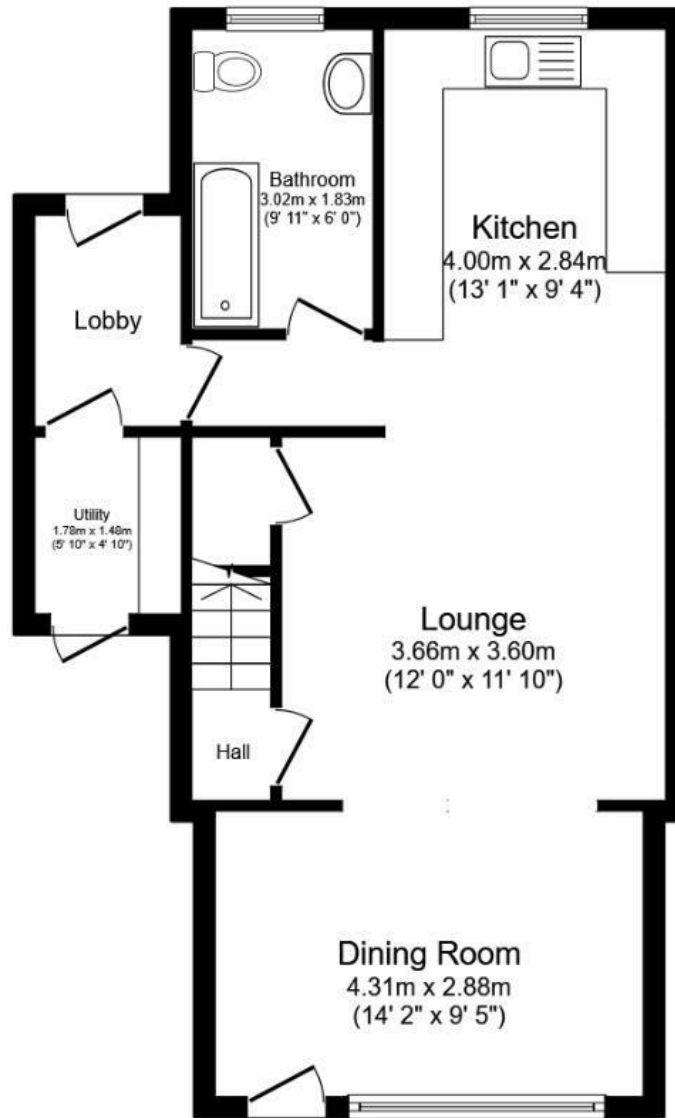
6 Manor Way, Rugeley, WS15 3LE
£250,000

6 Manor Way, Rugeley, WS15 3LE

£250,000

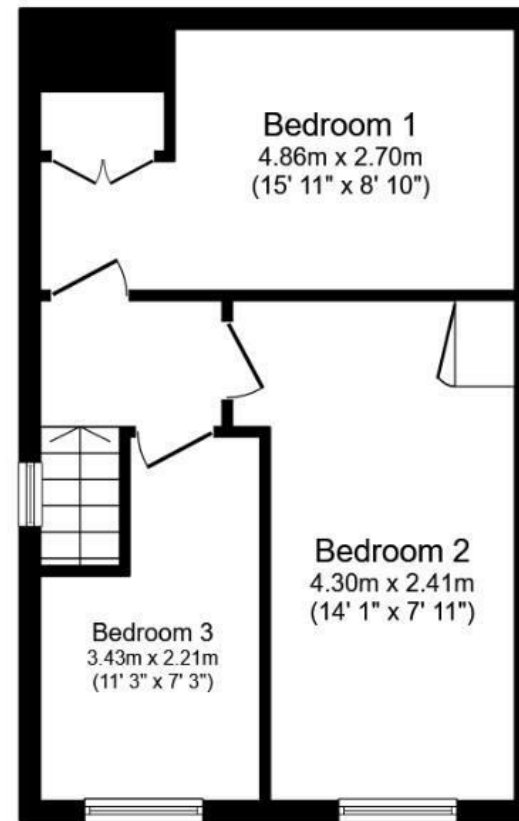
this extended family home is located in the desirable village of Colton in a cul-de-sac position and offers plenty of open plan living space. Benefitting from gas central heating and UPVC double-glazing. The accommodation in brief comprises of; Entrance Hallway, Utility Room, Bathroom, Open Plan Kitchen, Living Room with open fire and a Dining/Family Room. First Floor Landing and Three Bedrooms. Ample off-road parking to the front and a low-maintenance garden to the rear. EPC RATING - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor

Floor area 56.2 sq.m. (605 sq.ft.)



First Floor

Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 93.2 sq.m. (1,003 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

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, tiled floor and access into the inner hallway. Door into the

Utility Room

having a wall mounted cupboard and a work surface with appliance space for a washing machine, tumble drier and a freezer or fridge. Ceiling strip light, radiator, tiled floor, UPVC double-glazed high level window to the side aspect and a UPVC double-glazed door to the rear garden

Inner Hallway

having a ceiling light point, reclaimed tiled floor, open access into the Kitchen and a door into the

Bathroom

having a panelled 'P' shaped bath with an overhead mains powered shower fitment, vanity hand wash basin with a tiled splash back and a vanity WC. Ceiling light point, radiator, part tiling to walls and a UPVC double-glazed window to the front aspect

Open Plan Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink and a half with drainer. Gas Range cooker with an extractor hood above, integrated fridge-freezer and appliance space for a dishwasher and washing machine. Three ceiling light points, reclaimed tile floor and a UPVC double-glazed window to the front aspect. Open access into the

Living Room

having a feature brick fireplace with an open fire, brick hearth, reclaimed timber mantle and log store. Ceiling light point, radiator, useful under stairs storage cupboard, tiled floor and a door to the staircase. Open access into the

Dining/Family Room

having inset ceiling spotlights, radiator, tiled floor, UPVC double-glazed windows overlooking the rear garden and a UPVC double-glazed stable door giving access to the rear

Staircase and Landing

accessed from the living room and having a radiator at the bottom of the stairs and a UPVC double-glazed window to the side aspect. The first floor landing has a ceiling light point and access into the loft

Bedroom One

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

Bedroom Two

again with a fitted storage cupboard. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Bedroom Three

with a fitted bed frame. Ceiling light point, 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 double block paved driveway providing off road parking. There are three steps leading to the front entrance door

the rear garden is low maintenance and has a paved patio, pebbled seating area, well established shrubs and hedges, screen fencing and an outside water tap

AGENTS NOTE

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final

negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



