

HUNTERS®

HERE TO GET *you* THERE



Albany Drive

Rugeley, WS15 2HP

Asking Price £200,000



Council Tax: B



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Entrance Hallway

accessed from the UPVC side entrance door and having a ceiling light point, radiator, laminate flooring and stairs to the first floor

Lounge

having a ceiling light point, three radiators, laminate flooring, door into kitchen and UPVC double-glazed window to the front aspect

Kitchen

with a range of base and wall units with wood effect work surfaces and inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood above, space for a fridge-freezer, space with plumbing for a washing machine and a wall mounted combination boiler. Ceiling light point, radiator, part tiling to walls, tiled floor, UPVC double-glazed window to the rear and a UPVC double-glazed door to the side of the property

Landing

having a ceiling light point, loft access and UPVC double-glazed window to the side

Bedroom One

having built in storage. Ceiling light point, radiator and UPVC double-glazed window to the front aspect

Bedroom Two

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

Bathroom

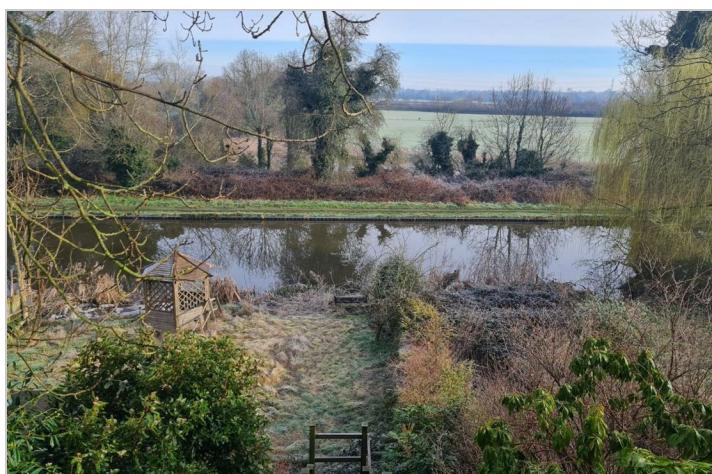
having a corner shower cubicle with electric shower fitment, pedestal hand wash basin and close-coupled WC. Inset ceiling spotlights, extractor fan,

tiling to walls, heated towel rail and UPVC double-glazed window to the rear aspect

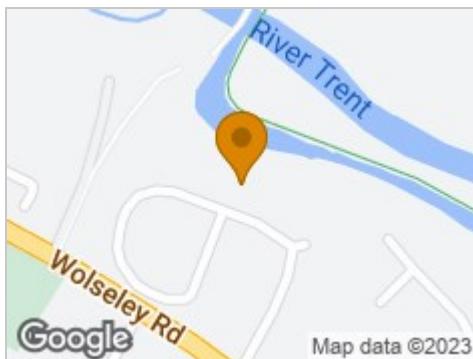
Outside

the property is set back from the road and has a lawn, concrete driveway and fence with a pedestrian gate which leads to the DETACHED TANDEM GARAGE and rear garden.

the rear garden has a paved patio, lawn with mature shrub borders, screen fencing and gated access to steps leading to the additional lawn and canal side.



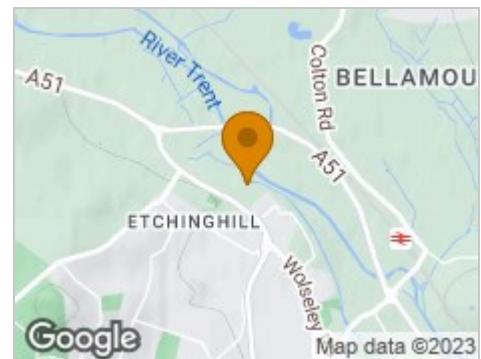
Road Map



Hybrid Map



Terrain Map



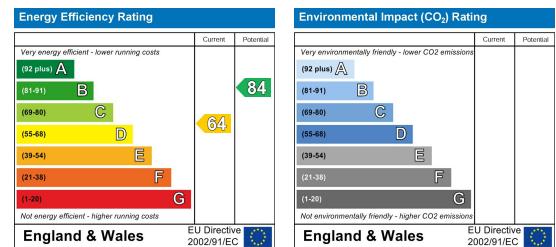
Floor Plan



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.