



46 Watkiss Drive, Rugeley, WS15 2PN

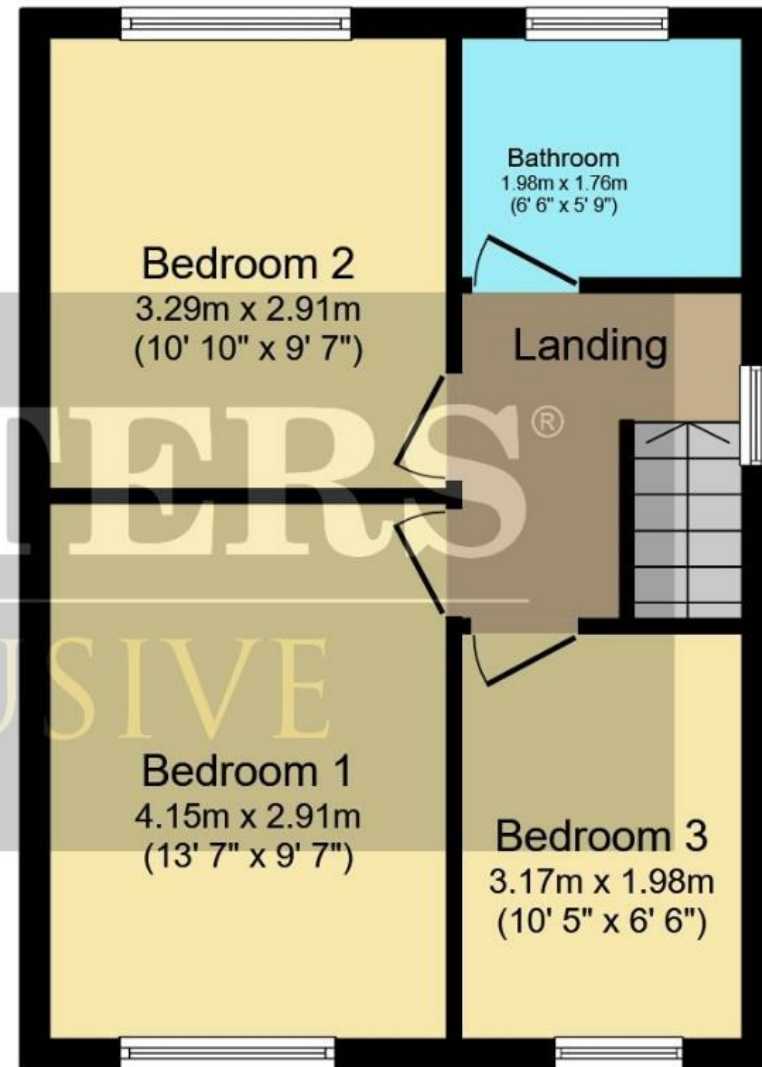
£240,000

this well presented three bedroomed property sits in a popular residential cul-de-sac close local amenities, schools and transport links. Benefitting from gas central heating, UPVC double-glazing to the ground floor and UPVC triple-glazing to the first floor. In brief the property comprises; Entrance Hallway, Living Room, Dining Room and a Refitted Kitchen. First Floor Landing, Three Bedrooms and a Family Bathroom. Garden to rear and Driveway to the front and side with a DETACHED GARAGE. EPC rating - tbc

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Ground Floor



First Floor

Total floor area 74.2 sq.m. (799 sq.ft.) approx

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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Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a wall light point, radiator, Karndean flooring and stairs to the first floor. Door into the

Living Room

with a feature brick and resin fireplace. Wall light point, coving, radiator, Karndean flooring and a UPVC double-glazed bow window to the front aspect. Open archway into the

Dining Room

having a ceiling light point, coving, radiator, Karndean flooring and UPVC double-glazed patio doors into the rear garden. Door into the

Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, integrated fridge-freezer and a dishwasher. Ceiling light point, part tiling to walls, radiator, tiled floor, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the side

First Floor Landing

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

Bedroom One

having a ceiling light point, radiator and a UPVC triple-glazed window to the front aspect

Bedroom Two

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

Bedroom Three

having a ceiling light point, radiator and a UPVC triple-glazed window to the front aspect

Family Bathroom

having a panelled bath with an overhead mains powered shower and a fitted shower screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, Karndean flooring and a UPVC double-glazed window to the rear aspect

Outside


the front of the property is set back from the road in a cul-de-sac position. There is a pebbled area and a block paved driveway with double timber gates providing vehicular access to the side of the property and the detached single garage via an up and over door and has light and power

the rear garden has a lawn with a paved patio seating area which is covered with a timber lean-to. There are well established shrubs, screen fencing, outside water tap and two useful timber storage sheds

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		
(69-80) C		
(55-68) D		
(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.









