



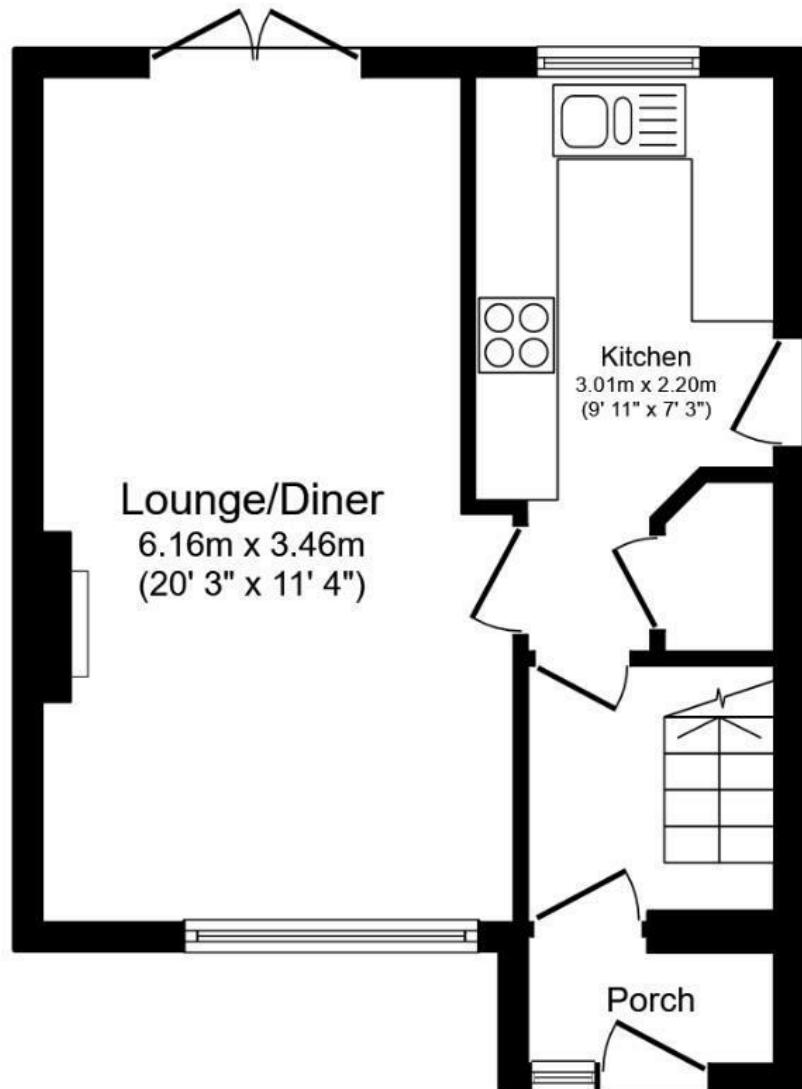
34 Sycamore Crescent, Brereton, Rugeley, WS15 1HQ

Offers Over £200,000

Located on the sought after Five Oaks development in Brereton is this well positioned semi-detached property with the potential to extend (STPP). Offered for sale with NO UPWARD CHAIN and benefitting from gas central heating and UPVC double-glazing this is perfect for First Time Buyers or Downsizers. The accommodation briefly comprises of; Entrance Porch, Hallway, Living/Dining Room and Kitchen. First Floor Landing, Two Double Bedrooms and a Bathroom. Driveway to the front and side providing off-road parking and a DETACHED GARAGE. Enclosed Garden to the Rear. EPC Rating - D

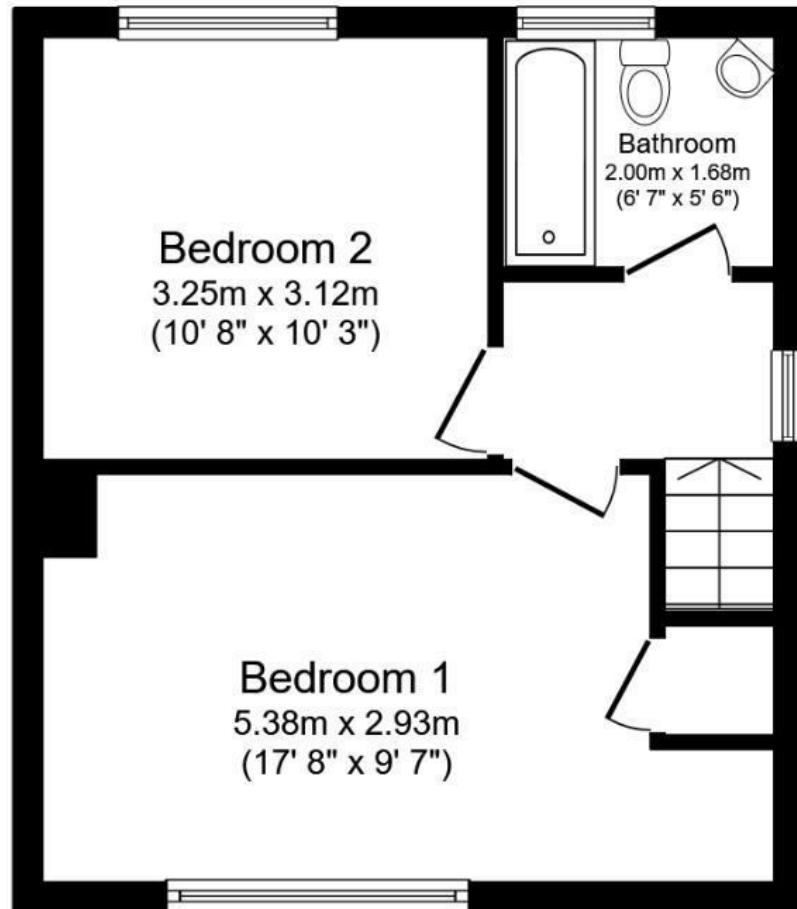
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Ground Floor

Floor area 34.7 sq.m. (373 sq.ft.)



First Floor

Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 67.5 sq.m. (727 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 Porch

accessed via a UPVC double-glazed front entrance door and having a ceiling light point and useful coat hooks. Timber door into the

Hallway

having the stairs leading to the first floor. Ceiling light point, vertical radiator and laminate flooring

Living/Dining Room

having an inset gas fire with a wood surround and granite effect hearth. Two ceiling light points, vertical radiator, part laminate flooring to the dining area, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors onto the rear garden

Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset ceramic sink and a half with drainer. Ceiling light point, vertical radiator, space for a gas cooker with an extractor hood above, part tiling to walls, useful fitted pantry cupboard, tiled floor, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the side

First Floor Landing

having a useful fitted storage cupboard. Ceiling light point, loft access and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bathroom

having a panelled 'P' shaped bath with an overhead

mains powered shower fitment, corner hand wash basin with a tiled splash back and a close-coupled WC. Ceiling spotlights, part tiling to walls, towel radiator and a UPVC double-glazed window to the rear aspect

Outside

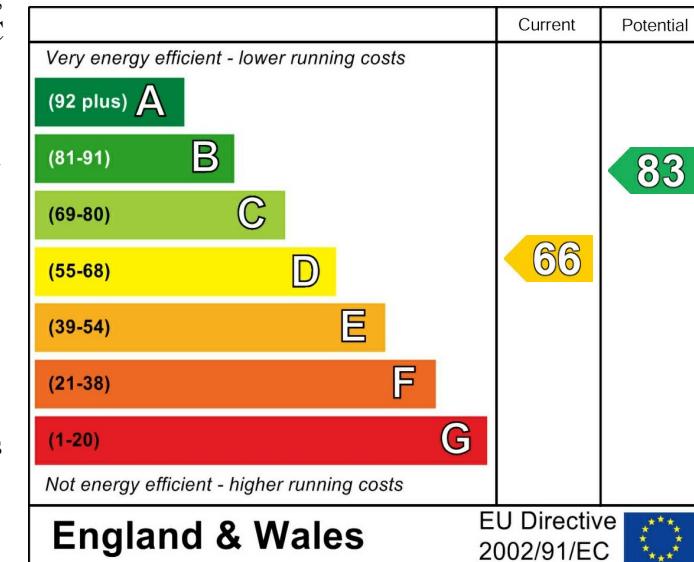
the front of the property is set back from the road with a block paved driveway providing off-road parking, there are double timber gates and further block paved parking which in turn leads to the DETACHED GARAGE

the rear garden has a lawn with a decked seating area, screen fencing, useful outside water tap and an electric socket. The detached garage has a personnel door as well as double timber doors for vehicular access, there is also light and power.

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



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.



