



## 41 Somerset Avenue

, Rugeley, WS15 1LF

**£240,000**



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## Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having ceiling light point, radiator, good sized cloaks cupboard and stairs leading to First Floor Landing.

## Lounge

21'4" x 10'10" (6.50m x 3.30m)

Having a wall mounted gas fire. Two ceiling light points, radiator and upvc double glazed window to front aspect. Upvc double glazed sliding patio door to Rear Garden.

## Extended Breakfast Kitchen

16'9" x 10'11" (5.11m x 3.33m)

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor hood over and integrated fridge and freezer. Wall mounted boiler, two ceiling light points, radiator, useful larder cupboard, coving and upvc double glazed window to rear aspect. Access door to Garage.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and upvc double glazed window to side aspect.

## Bedroom One

10'4" x 9'0" (3.15m x 2.74m)

Having ceiling light point, coving, radiator and upvc double glazed window to rear aspect.

## Bedroom Two

10'9" x 10'3" (3.28m x 3.12m)

Having ceiling light point, coving, radiator, built in wardrobe and upvc double glazed window to front aspect.

## Bedroom Three

9'0" x 7'7" (2.74m x 2.31m)

Having ceiling light point, coving, radiator and upvc double glazed window to front aspect.

## Bathroom

Comprising walk in shower cubicle, panelled bath, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, part tiling to walls, airing cupboard housing hot water tank and upvc double glazed window to rear aspect.

## Outside

The front of the property having a planted foregarden and a block paved driveway to Garage with up and over door, having power, light and access door to Garden. The enclosed Rear Garden is a particular feature of the property being a good size, mainly laid to lawn with paved patio, shed and outside tap.

## Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by

way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

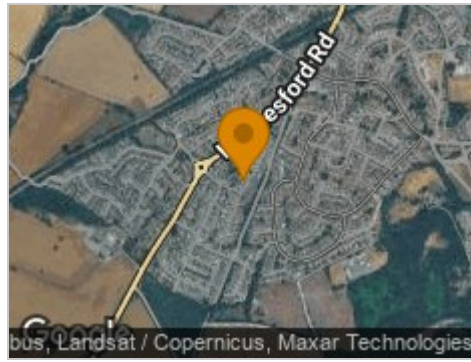
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



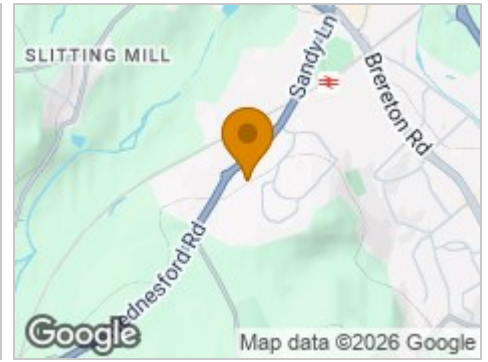
## Road Map



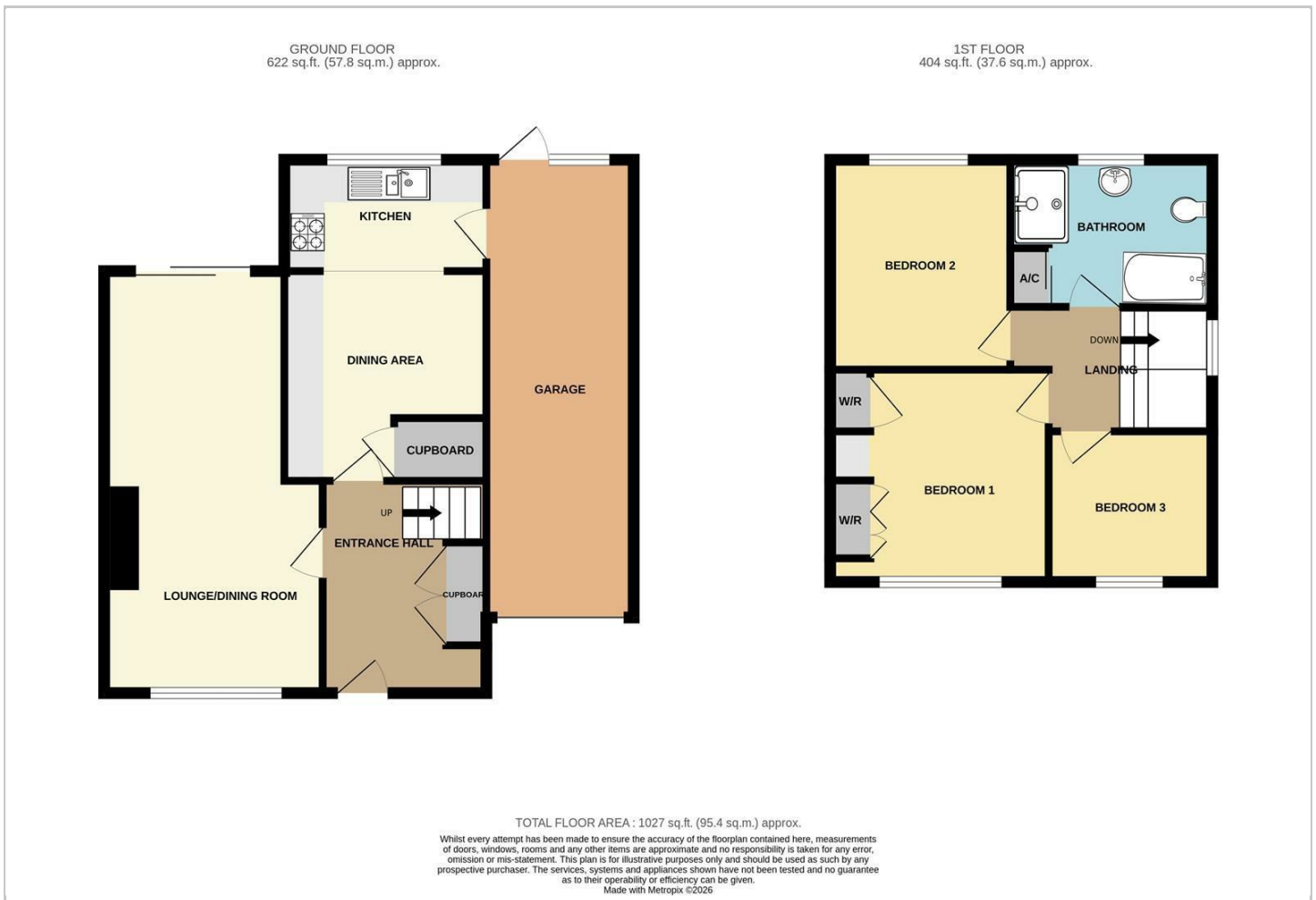
## Hybrid Map



## Terrain Map



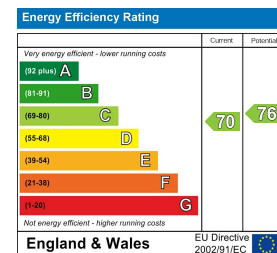
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.