



21 Langley Way

Hawksyard, Rugeley, WS15 1SU

£239,995



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Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to front aspect.

Lounge

14'8" x 11'7" (4.47m x 3.53m)

Having ceiling light point, radiator and upvc double glazed window to front aspect. Door to Breakfast Kitchen.

Breakfast Kitchen

14'9" x 9'7" (4.50m x 2.92m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, useful walk in larder cupboard, tow ceiling lights, radiator and upvc double glazed window to rear aspect. French upvc door to Conservatory.

Conservatory

9'1" x 7'6" (2.77m x 2.29m)

Being constructed of brick base with upvc double glazed frame and having light point and French doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Master Bedroom

12'5" x 9'6" (3.78m x 2.90m)

Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to front aspect.

Bedroom Two

8'3" x 8'8" (2.51m x 2.64m)

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

Bedroom Three

8'4" x 6'5" (2.54m x 1.96m)

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

Bathroom

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to side aspect.

Outside

The property having GARAGE under coach house, with up and over door and parking to front. The Rear Garden is accessed from a gate to the side of property and having a paved seating area to artificial lawn, outside tap and lighting.

Agents Note

The vendors have advised there is a maintenance

charge payable for communal areas and the up keep of the block paved drive in. Approximately £200.00 per year, payable January.

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.



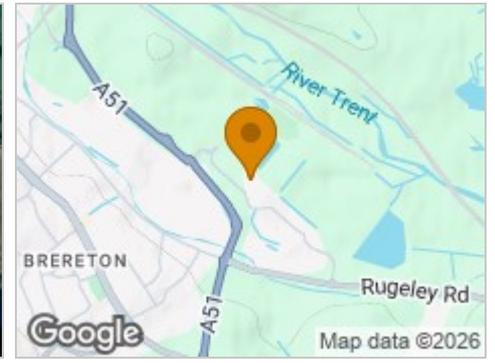
Road Map



Hybrid Map



Terrain Map



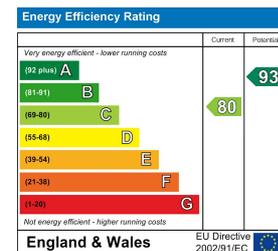
Floor Plan



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.