



3 Sutton Close

Brereton, Rugeley, WS15 1BG

£190,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point with arch to Lounge.

Lounge

13'11" x 11'0" (4.24m x 3.35m)

Having ceiling light point, radiators, coving and upvc double glazed window to front aspect. Bi fold double doors to Kitchen.

Refitted Breakfast Kitchen

11'0" x 9'11" (3.35m x 3.02m)

Being refitted with a 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 with gas hob and extractor hood over. Space with plumbing for washing machine, ceiling light point, radiator and upvc double glazed window to rear aspect. Upvc door to Enclosed Rear Garden.

Inner Hallway

Having ceiling light point, radiator, loft access, airing cupboard housing combination boiler and further walk in storage cupboard.

Bedroom One

13'11" x 9'5" (4.24m x 2.87m)

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

Bedroom Two

9'11" x 7'1" (3.02m x 2.16m)

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

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand was basin and w.c. Inset ceiling lights, radiator, vinyl flooring and upvc double glazed window to rear aspect.

Outside

The front of the property is accessed via pedestrian pathway leading to front entrance door and having a lawned fore garden. A side gate allows access to the enclosed rear garden being mainly laid to lawn with paved patio, shed and outside tap. Further gate leads to bin store and a public pathway at the rear of the property.

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.



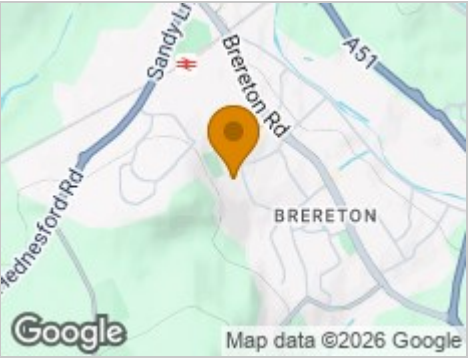
Road Map



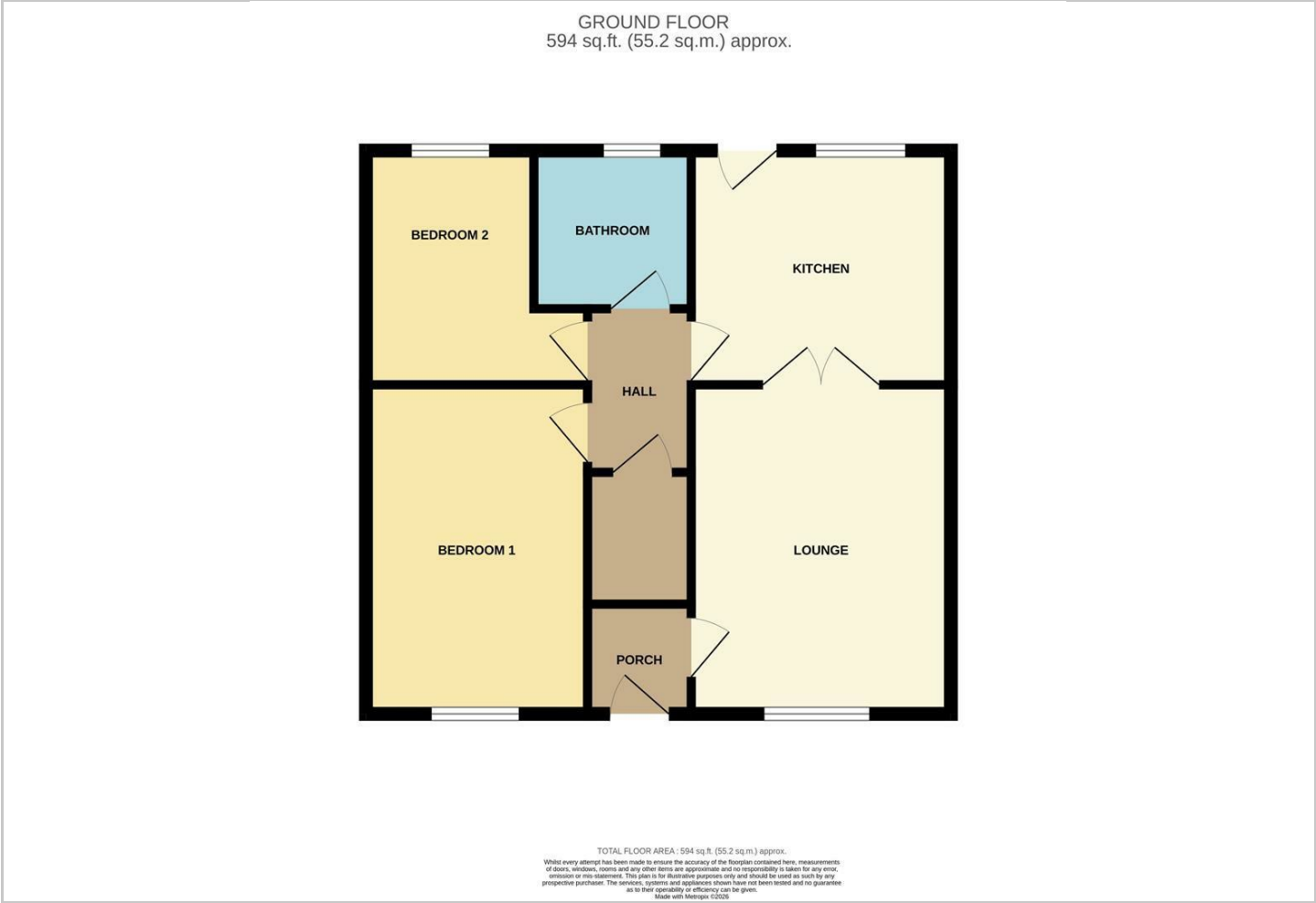
Hybrid Map



Terrain Map



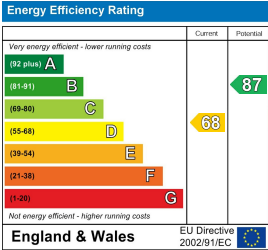
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.