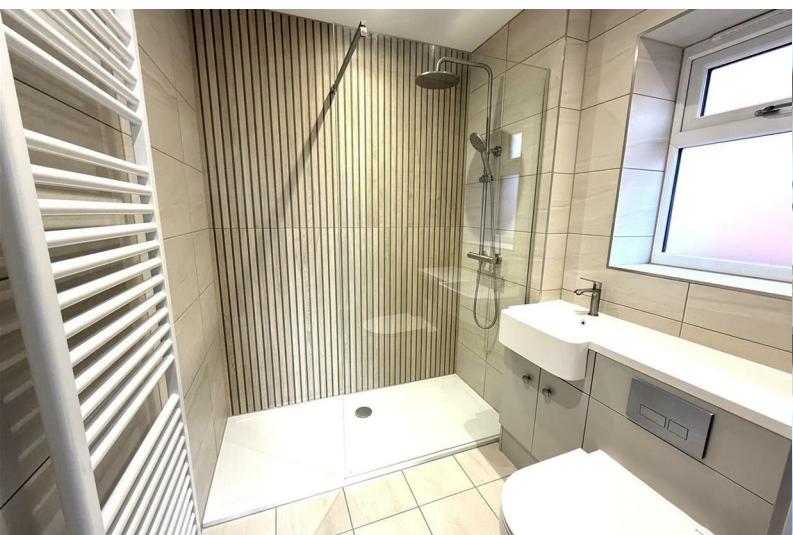




98 Main Road

Brereton, Rugeley, WS15 1DY

£275,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, loft access being part boarded and cloaks cupboard housing Valliant Senso Comfort air pump heating system and providing useful storage.

Open Plan Lounge to Fitted Kitchen

LOUNGE; (17'11" x 9'8"); Having two ceiling light points, laminate flooring with under floor heating, upvc double glazed windows to rear aspect. Upvc double glazed French doors to garden.

FITTED KITCHEN; (11'1" x 7'3") Being fitted with a range of wall and base mounted unit with quartz work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor over, integrated fridge/freezer and space with plumbing for washing machine. Ceiling spot lights, laminate flooring with under floor heating and upvc double glazed window to rear aspect.

Bedroom One

10'7" x 9'8" (3.23m x 2.95m)

Having ceiling light point and upvc double glazed bay window to front aspect.

Bedroom Two

10'7" x 6'2" (3.23m x 1.88m)

Having ceiling light point and upvc double glazed bay window to front aspect.

Shower Room

Comprising walk in double shower cubicle with rain head shower, closet w.c and vanity hand wash basin. Inset light points, heated towel rail, extractor fan ,tiling to walls and flooring and upvc double glazed window to side aspect.

Outside

The property is located to the front of the development. Having paved pathway to front entrance door and gate to enclosed rear garden. This being mainly laid to lawn with patio, outside lighting and cold water tap. Allocated parking for two vehicles to 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:

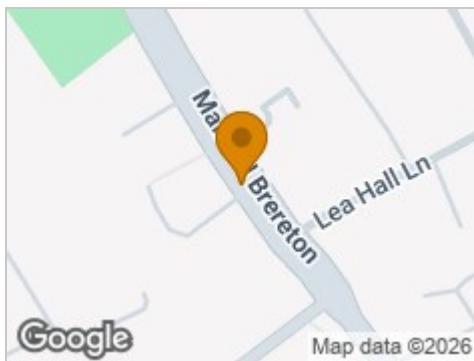
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering:

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



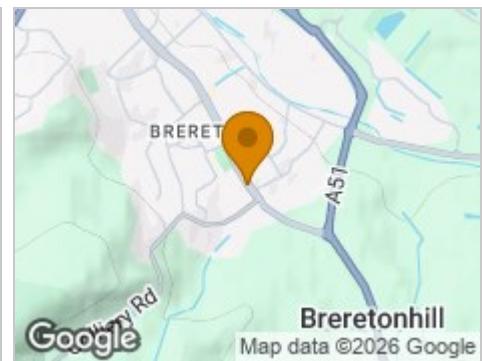
Road Map



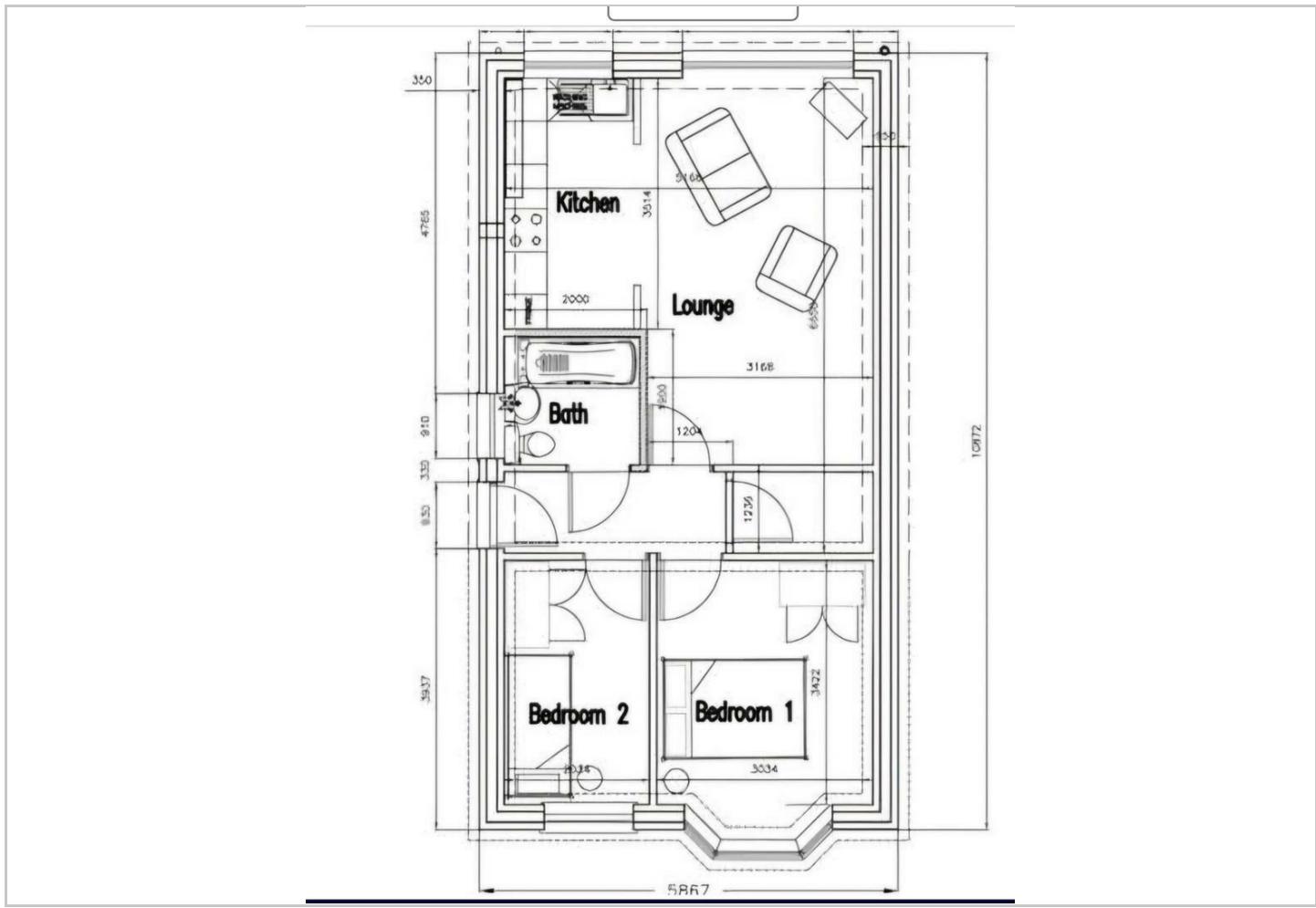
Hybrid Map



Terrain Map



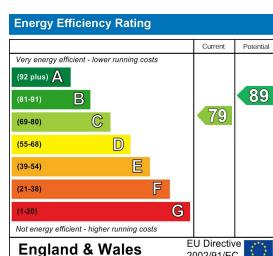
Floor Plan



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.