1 Pipewood Lane

Blithbury, Rugeley, WS15 3JF

£260,000

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Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge to Dining Area

25'9" x 10'11" (7.85m x 3.33m)

Having brick feature fire place with inset electric fire on tiled hearth. Two ceiling light points, two radiators and upvc double glazed window to rear aspect. Sliding upvc patio doors to Rear Garden.

Dining Room

12'3" x 6'11" (3.73m x 2.11m)

Having ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Arch to Kitchen.

Fitted Kitchen

13'9" x 10'11" (4.19m x 3.33m)

Being fitted 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. Electric cooker with extractor over, appliance space, two ceiling light points, radiator and tiled flooring. Upvc double glazed window to front aspect and upvc door to front elevation. Door to Utility Room.

Utility Room

11'1" x 9'10" (3.38m x 3.00m)

Having work surface with appliance space below and housing oil fired Worcester boiler. Ceiling light point, tiled flooring, loft access and upvc double glazed window to rear aspect. Upvc door to rear elevation.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point and tiled flooring.

First Floor Landing

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

Bedroom One

13'7" x 10'11" (4.14m x 3.33m)

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

Bedroom Two

11'10" x 11'1" (3.61m x 3.38m)

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

Bedroom Three

10'7" x 6'11" (3.23m x 2.11m)

Having ceiling light point, radiator, built in cupboard and upvc double glazed window to FRONT aspect.

Shower Room

Comprising walk in shower, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, laminate flooring and upvc double glazed window to side aspect.

Outside

The property having a foregarden with lawn and borders with hedgerow boundary. Driveway provides off road parking. A gate to rear allows access to the good sized rear garden being mainly laid to lawn, with borders, shed, greenhouse and outside tap. Open aspect to rear.

With the property being in a semi rural location it has OIL FIRED HEATING and SEPTIC TANK.

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.
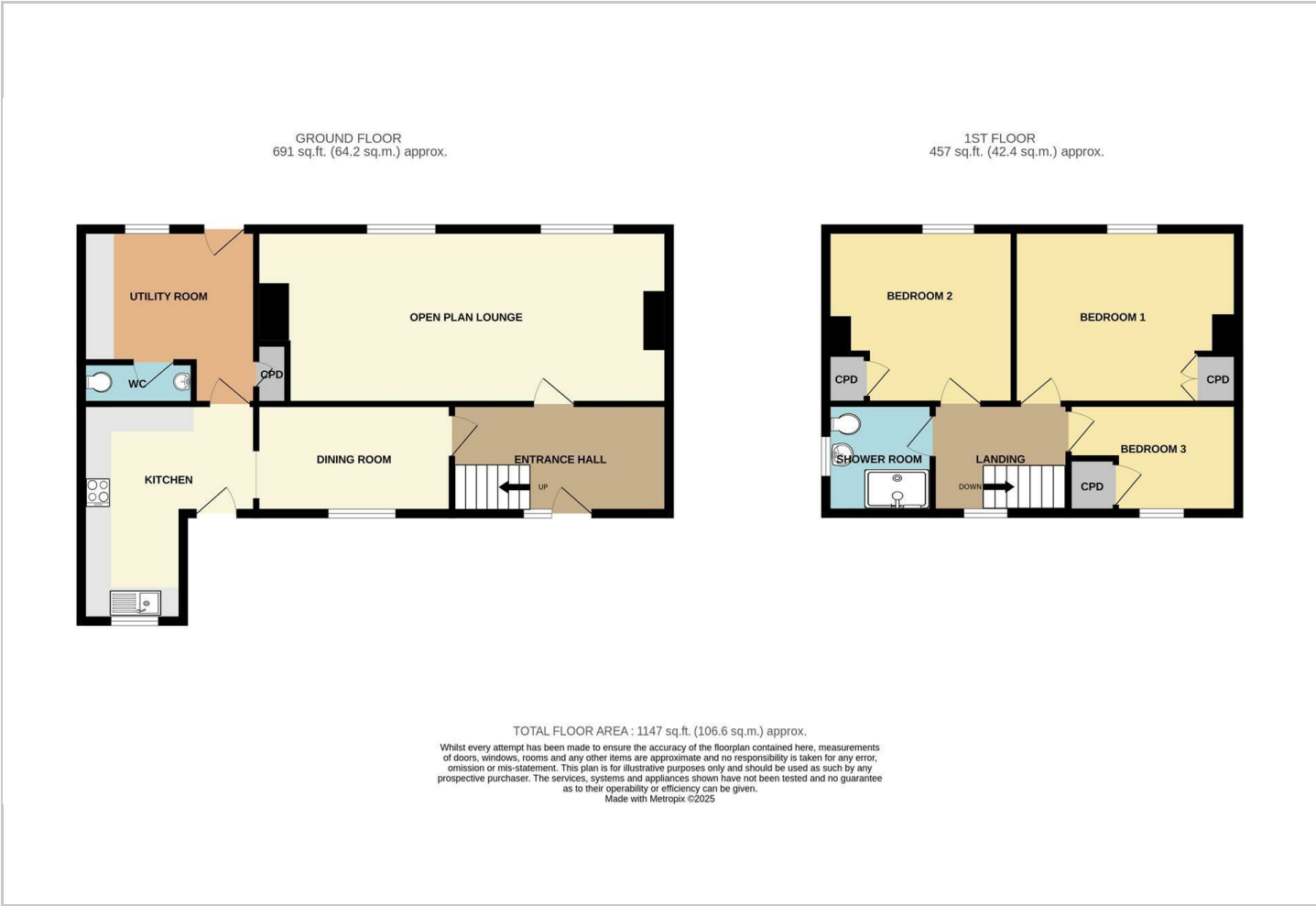
Floor Plan

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.

UTILITY ROOM

OPEN PLAN LOUNGE

WC

CPD

DINING ROOM

ENTRANCE HALL

KITCHEN

UP

BEDROOM 2

BEDROOM 1

CPD

CPD

SHOWER ROOM

LANDING

BEDROOM 3

DOWN

CPD

TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
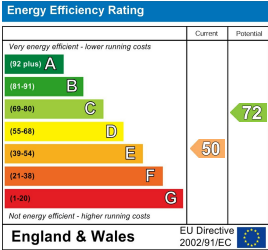Made with Metropix ©2025

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C — 72
(55-68) D
(39-54) E — 50
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC