



14 Hagley Road

, Rugeley, WS15 2AL

£230,000





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## Entrance Hallway

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

## Spacious Lounge

25'5" x 10'10" (7.75m x 3.30m)

Having ornate feature fire surround with electric fire on hearth. Two ceiling light points with ceiling rose, radiators and upvc double glazed bow window to front aspect. Double doors to Dining Room.

## Dining Room

10'2" x 9'10" (3.10m x 3.00m)

Having ceiling light point with rose, laminate flooring, radiator and upvc double glazed French doors to Rear Garden. Arch to Fitted Kitchen.

## Fitted Kitchen

18'3" x 5'8" (5.56m x 1.73m)

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. Built in double electric oven, gas hob with extractor over, integrated dishwasher and three further appliance spaces. Two ceiling light points, radiator, laminate flooring and two upvc double glazed windows to side aspect. Upvc door to Rear Garden.

## First Floor Landing

Approached from stairs in hallway and having ceiling light point, coving, radiator and airing cupboard housing combination boiler. Upvc double glazed window to side aspect.

## Bedroom One

10'11" x 10'11" (3.33m x 3.33m)

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

## Bedroom Two

14'8" x 10'3" (4.47m x 3.12m)

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

## Bedroom Three

7'2" x 5'11" (2.18m x 1.80m)

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

## Study Room

10'11" x 6'10" (3.33m x 2.08m)

Having ceiling light point and coving.

## Bathroom

Comprising walk in shower cubicle, panelled bath with shower attachment, w.c and vanity hand wash basin. Ceiling light point, tiling to walls and flooring, heated towel rail and upvc double glazed window to rear aspect.

## Outside

Having a walled fore garden being laid to lawn and steps leading to front entrance door. To the rear of the property is an enclosed Garden with paved path to patio, lawn and outside tap. Gate allowing access to off road parking for one vehicle.

## 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

Tel: 01889 358172

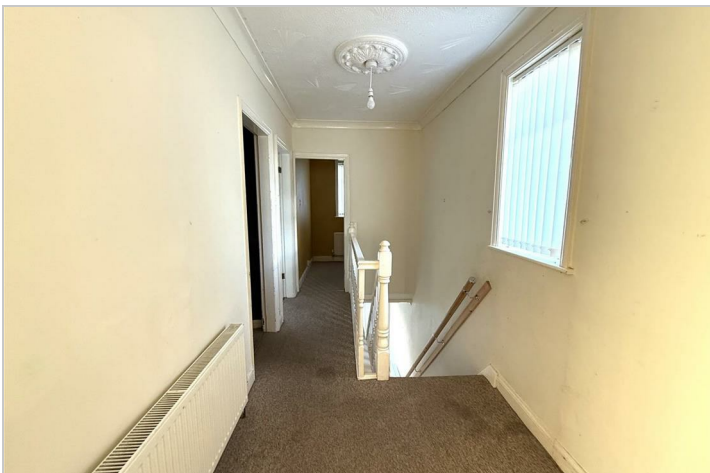
workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

**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



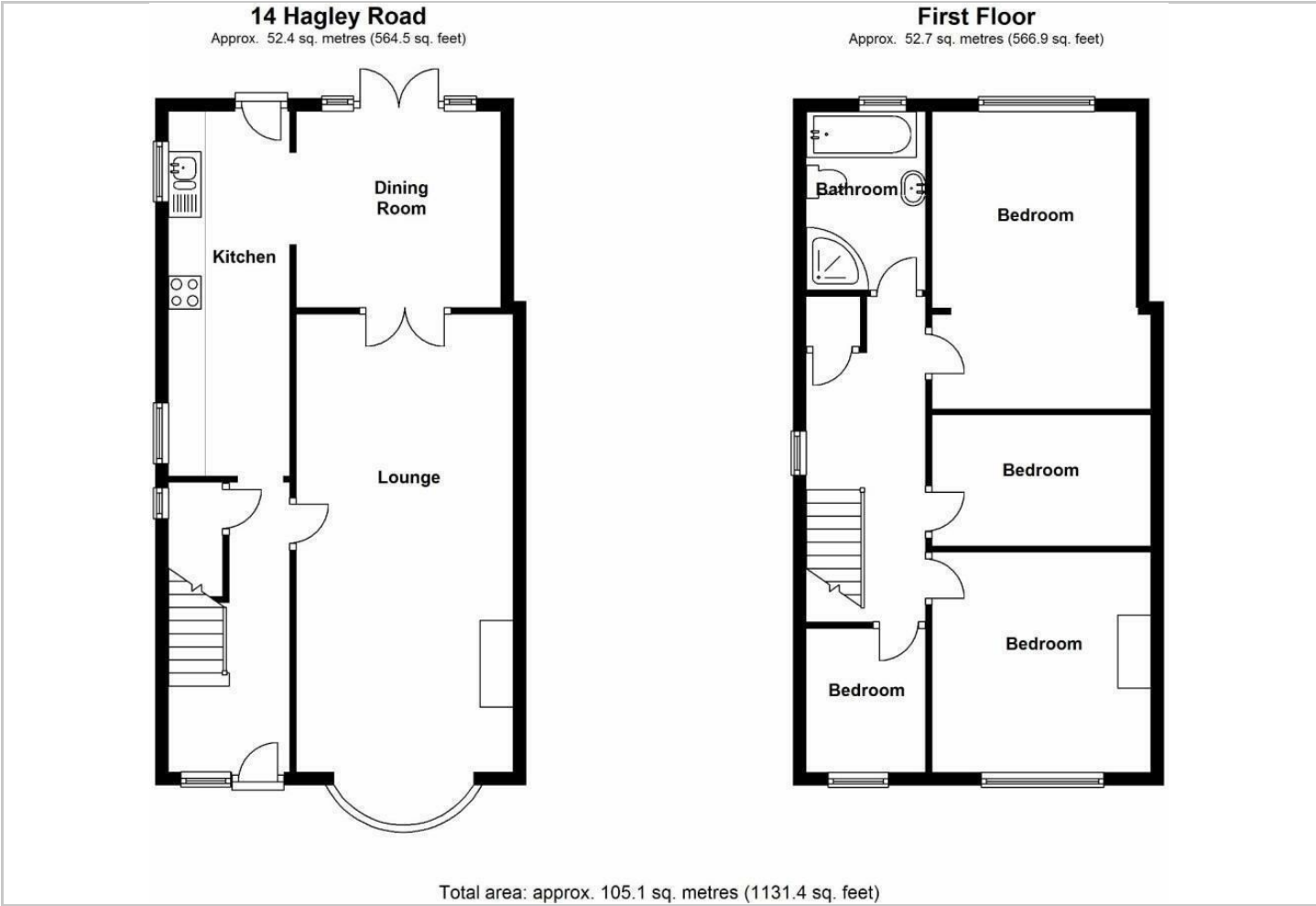
Hybrid Map



Terrain Map



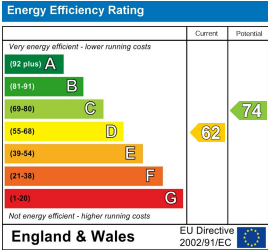
Floor Plan



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.