



7 Joseph Dix Drive

, Rugeley, WS15 2PU

Offers over £240,000



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Entrance Porch

Approached from upvc double glazed front entrance door and having wall light, upvc double glazed window to rear aspect and door leading through to Lounge.

Lounge

16'4" x 10'11" (4.98m x 3.33m)

Having a feature fire surround with inset living flame gas fire on hearth. Ceiling light point, coving, radiators and two upvc double glazed windows to front aspect. Door to Dining Room.

Dining Room

13'4" x 8'10" (4.06m x 2.69m)

Having ceiling light point, coving, radiator, under stairs storage with light and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing and door to Kitchen.

Fitted Kitchen

13'5" x 7'1" (4.09m x 2.16m)

Being a particular feature of the property the kitchen is fitted with a range of wall and base mounted units with quartz work surfaces over, incorporating Fraganite sink with mixer tap and tiled splash back. Built in double electric oven, five ring gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine. Having under counter and plinth lights, inset ceiling lights, laminate flooring, radiator and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in the Dining Room and having ceiling light point, loft access with light and being boarded and two built in cupboards, one housing combination boiler.

Bedroom One

11'1" x 9'1" (3.38m x 2.77m)

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

Bedroom Two

10'6" x 10'5" (3.20m x 3.18m)

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

Bedroom Three

8'4" x 7'0" (2.54m x 2.13m)

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

Refitted Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property is approached from pedestrian pathway and having a lawned fore garden with path to front entrance door. The landscaped enclosed Rear Garden having lawn with well stocked borders, two paved seating areas, shed and outside tap and electrics. An access door into the Garage with power, light and up and over door to Parking to the rear of the property.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers

Tel: 01889 358172

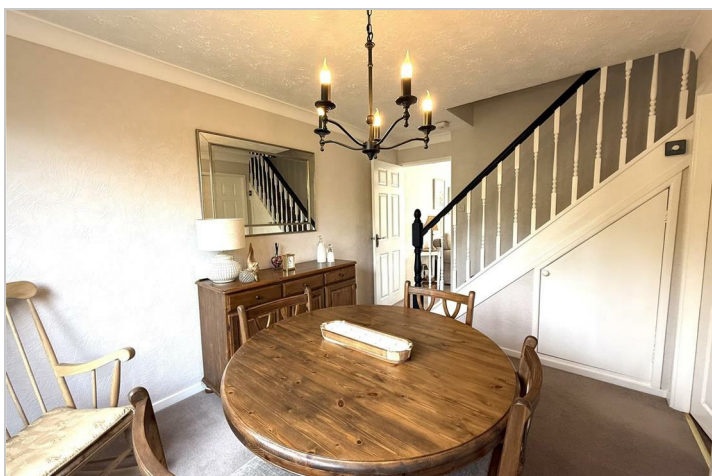
should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

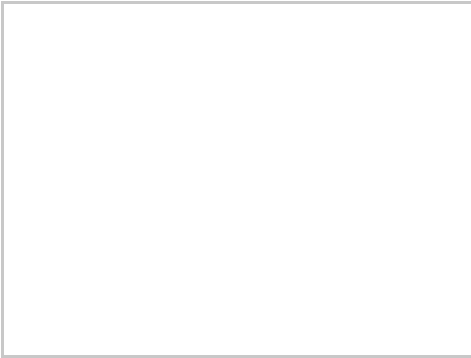
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

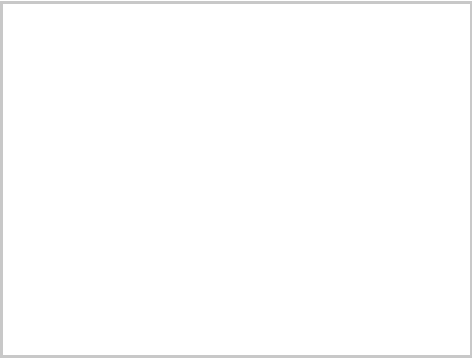
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



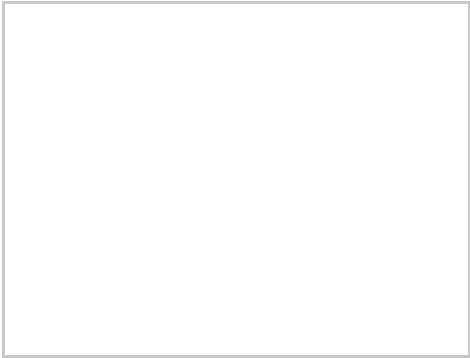
Road Map



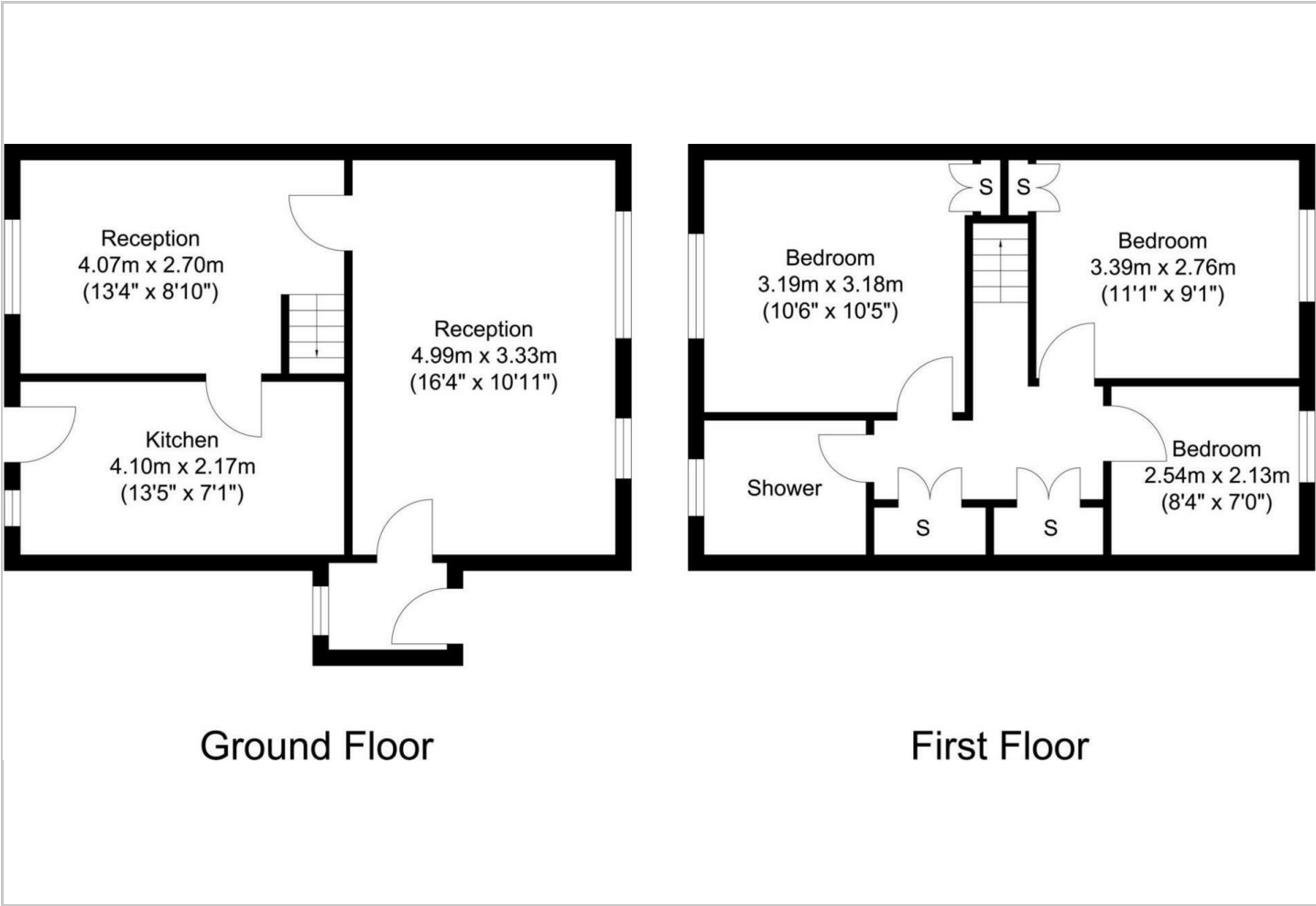
Hybrid Map



Terrain Map



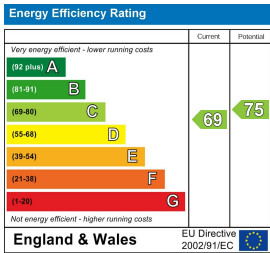
Floor Plan



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.