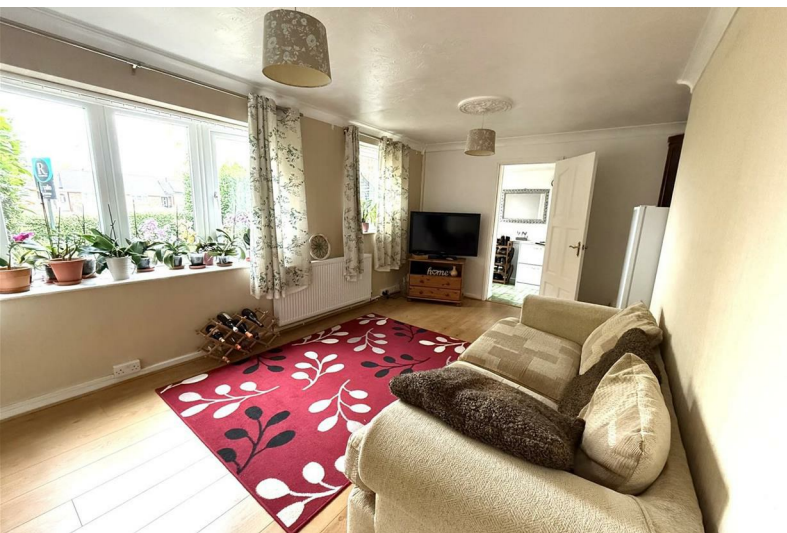




## 6 Swallow Close

, Rugeley, WS15 2QA

**£225,000**





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## Entrance Hallway

Approached from composite front entrance door and having wall light point, radiator, tiled flooring and doors leading to Lounge and Conservatory.

## Lounge

16'8" x 9'11" (5.08m x 3.02m)

Having two ceiling light points, radiator, laminate flooring and two upvc double glazed windows to front aspect.

## Dining Room

13'8" x 8'3" (4.17m x 2.51m)

Having ceiling light point, coving, laminate flooring, radiator and under stairs storage cupboard. Stairs to First Floor Landing, Upvc double glazed French doors to Conservatory and further door to Kitchen.

## Fitted Kitchen

13'5" x 7'11" (4.09m x 2.41m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven, five ring gas hob with extractor over and appliance spaces. Ceiling light point, tiled flooring and window to rear aspect. Door leading back through to Conservatory.

## Conservatory

20'11" x 15'9" (6.38m x 4.80m)

Being constructed of brick base with upvc double glazed frame and having light point, radiator, laminate flooring and two sets of upvc double glazed French doors to the rear garden.

## First Floor Landing

Approached from stairs in Dining Room and having

ceiling light point, two useful storage cupboards, with one housing the combination boiler.

## Bedroom One

10'4" x 10'4" (3.15m x 3.15m)

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

## Bedroom Two

11'4" x 9'0" (3.45m x 2.74m)

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

## Bedroom Three

8'7" x 7'2" (2.62m x 2.18m)

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

## Bathroom

Comprising walk in shower cubicle, small panelled bath, w.c and vanity hand wash basin. Inset ceiling lights, lofty access, tiling to walls and flooring, heated towel rail and upvc double glazed window to rear aspect.

## Outside

The front of the property having a hedged border with lawns and pathway to front entrance door. To the rear of the property is a Garage with up and over door and provisions for parking. A gate allows access to the tiered enclosed rear garden with paved patios, flower borders and outside tap. Access door to garage.

## Agents Notes

Tel: 01889 358172

**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



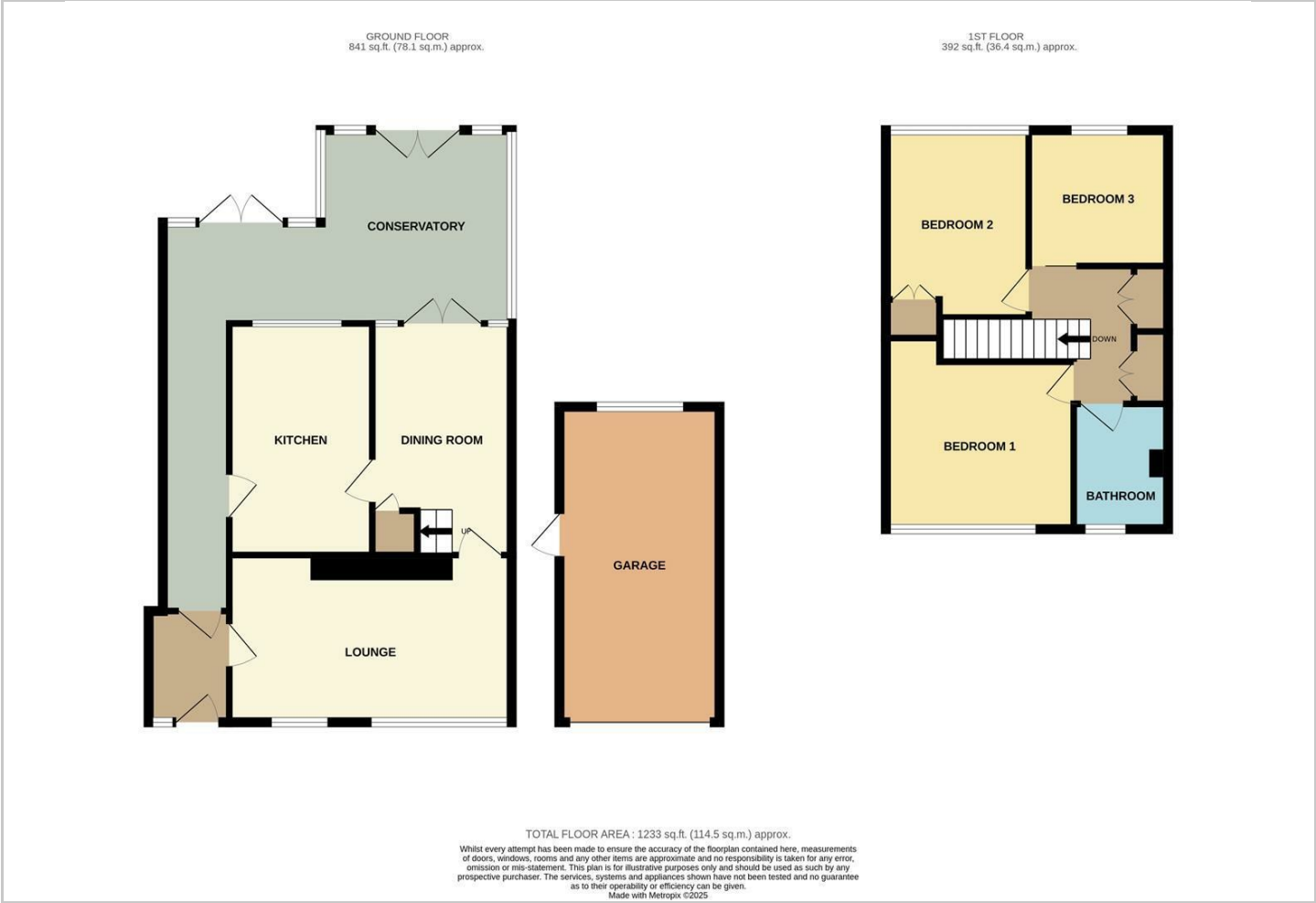
Hybrid Map



Terrain Map



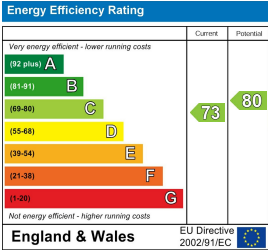
Floor Plan



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.