



9 Wetherall Close

, Rugeley, WS15 2RS

£255,000



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Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having ceiling light point, coving, radiator, laminate flooring and doors to Kitchen and Lounge.

Fitted Kitchen

8'5" x 6'10" (2.57m x 2.08m)

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 electric oven, hob and spaces for washing machine and fridge/freezer. Wall mounted combination boiler, ceiling light point, tiled flooring and upvc double glazed window to side aspect.

Lounge

18'7" x 10'11" (5.66m x 3.33m)

Being fitted with a wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, radiators, laminate flooring and upvc double glazed window to front aspect. Door to Inner Hall.

Inner Hall

Having door to Bedrooms and Shower Room.

Bedroom One

13'4" x 9'0" (4.06m x 2.74m)

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

Bedroom Two

10'1" x 9'0" (3.07m x 2.74m)

Having ceiling light point, radiator, built in wardrobes and upvc double glazed sliding patio door to Conservatory.

Conservatory

9'0" x 8'2" (2.74m x 2.49m)

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan and French door to Rear Garden.

Shower Room

Comprising walk in shower cubicle. w.c and vanity hand wash basin. Ceiling light point, loft access, heated towel rail, airing cupboard with shelving and upvc double glazed window to side aspect.

Outside

The front of the property having a lawned foregarden with planted borders. Driveway to Garage with electric up and over door with light, power and access door to Rear Garden. The enclosed rear garden being slabbed for low maintenance.

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.

Tel: 01889 358172



Road Map



Hybrid Map



Terrain Map



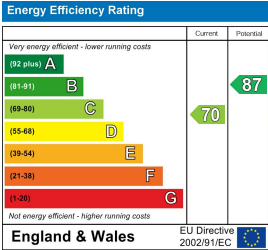
Floor Plan



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.