



22 Watkiss Drive

, Rugeley, WS15 2PN

£230,000



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Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator, laminate flooring, under stairs storage cupboard and upvc double glazed window to front aspect. Doors to Lounge, Fitted Kitchen and stairs leading to First Floor Landing.

Lounge

12'11" x 10'2" (3.94m x 3.10m)

Having feature media wall with built in storage to sides. Ceiling light point, upvc double glazed window to front aspect and double doors to Breakfast Kitchen.

Breakfast Kitchen

16'10" x 11'2" (5.13m x 3.40m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Spaces for washing machine, fridge/freezer and further appliance. Ceiling light points, radiator, laminate flooring, breakfast bar seating area and wall mounted boiler. Upvc double glazed window to rear aspect and French doors to rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder, light and being boarded and upvc double glazed window to side aspect.

Bedroom One

13'5" x 9'11" (4.09m x 3.02m)

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

Bedroom Two

10'9" x 9'11" (3.28m x 3.02m)

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

Bedroom Three

10'4" x 6'6" (3.15m x 1.98m)

Having ceiling light point, radiator, storage cupboard and upvc double glazed window to side aspect.

Refitted Bathroom

Comprising panelled bath with waterfall tap, double walk in shower, closet wc and vanity hand wash basin. Inset ceiling lights, heated towel rail, storage cupboard, extractor fan, tiled flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having gravelled fore garden with pathway to front entrance door. A shared driveway leading to Garage with up and over door, having light and power. An enclosed rear garden having a paved seating area, steps to lawn and outside tap.

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



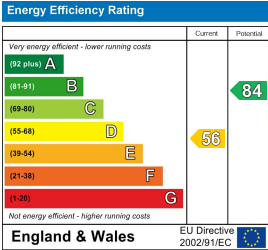
Floor Plan



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.