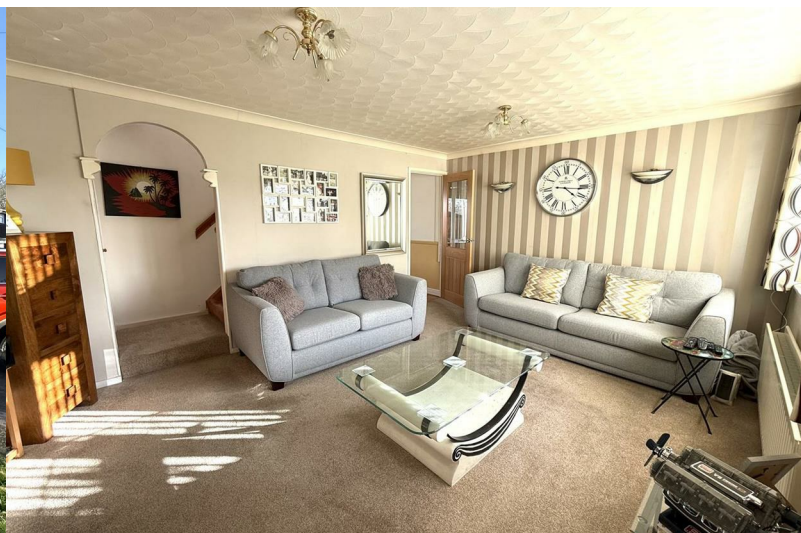




## 5 Cocketts Nook

, Rugeley, WS15 2RB

**£200,000**





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## Entrance Porch

Approached from upvc double glazed front entrance door with window to side and having ceiling light point, radiator, useful cloaks cupboard and further door to Lounge.

## Lounge

16'1" x 12'0" (4.90m x 3.66m)

Having wall mounted pebble effect electric fire. Two ceiling light points, coving, radiator and upvc double glazed window to front aspect. Stairs to First Floor Landing.

## Breakfast Room

16'1" x 14'1" (4.90m x 4.29m)

Having ceiling light/fan, coving, radiator, useful storage cupboard, laminate flooring and upvc double glazed door to side elevation. Upvc double glazed sliding patio door to Rear Garden. Door to Wet Room and open plan to Kitchen.

## Fitted Kitchen

15'4" x 5'9" (4.67m x 1.75m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap and drainer. Gas cooker with extractor over, washing machine, tumble dryer, fridge and fridge/freezer. Ceiling light point, coving, laminate flooring and upvc double glazed window to side aspect.

## Downstairs Wet Room

Comprising walk in shower area, w.c and hand wash basin. Ceiling light point, extractor fan, tiling to walls and radiator.

## First Floor Landing

Approached from stairs in Lounge and having ceiling light point, coving, radiator and upvc double glazed window to side aspect.

## Bedroom One

13'3" x 11'1" (4.04m x 3.38m)

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

## Bedroom Two

12'1" x 8'5" (3.68m x 2.57m)

Having a built in wardrobe with sliding mirror doors. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

## Bedroom Three

9'1" x 7'7" (2.77m x 2.31m)

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

## Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

## Outside

The property is situated on a corner plot with a lawned fore garden, flower borders and pathway to front entrance door. The enclosed rear garden is accessed via a gate and having paved path to a low maintaince seating area, shed with power, outside tap and an access door to Garage with up and over door. To the rear of the property is provisions for parking.

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



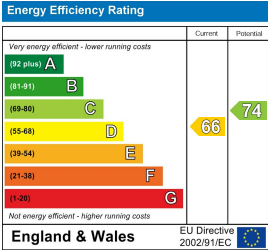
Floor Plan



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.