



27 Somerset Avenue

, Rugeley, WS15 1LE

£200,000



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Entrance Porch

Approached from hardwood front entrance door with window to front. Further door to Lounge.

Lounge

13'8" x 11'11" (4.17m x 3.63m)

Having wooden feature fireplace with inset gas fire on hearth. Ceiling light point, radiator, coving and upvc double glazed window to front aspect. Door to Kitchen and Hallway.

Fitted Kitchen

12'6" x 7'10" (3.81m x 2.39m)

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. Electric cooker with extractor fan over, washing machine, fridge, freezer and dishwasher. Ceiling light point, wall mounted boiler and upvc double glazed windows to front and side aspects.

Inner Hallway

Having ceiling light point and loft access.

Bedroom One

11'0" x 10'6" (3.35m x 3.20m)

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

Bedroom Two

7'11" x 7'11" (2.41m x 2.41m)

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

Bedroom Three

11'1" x 8'11" (3.38m x 2.72m)

Having ceiling light point, radiator and upvc double

glazed window to rear aspect. Upvc door leading into Rear Garden.

Shower Room

Comprising walk in corner shower cubicle, closet w.c and hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to side aspect.

Outside

The front of the property having a walled fore garden with gravelled planted borders and pathway to front entrance door. A shared driveway leads to Detached Garage with up and over door. A gate to the enclosed rear garden being paved 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;

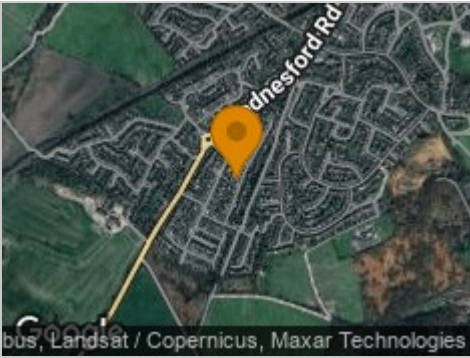
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



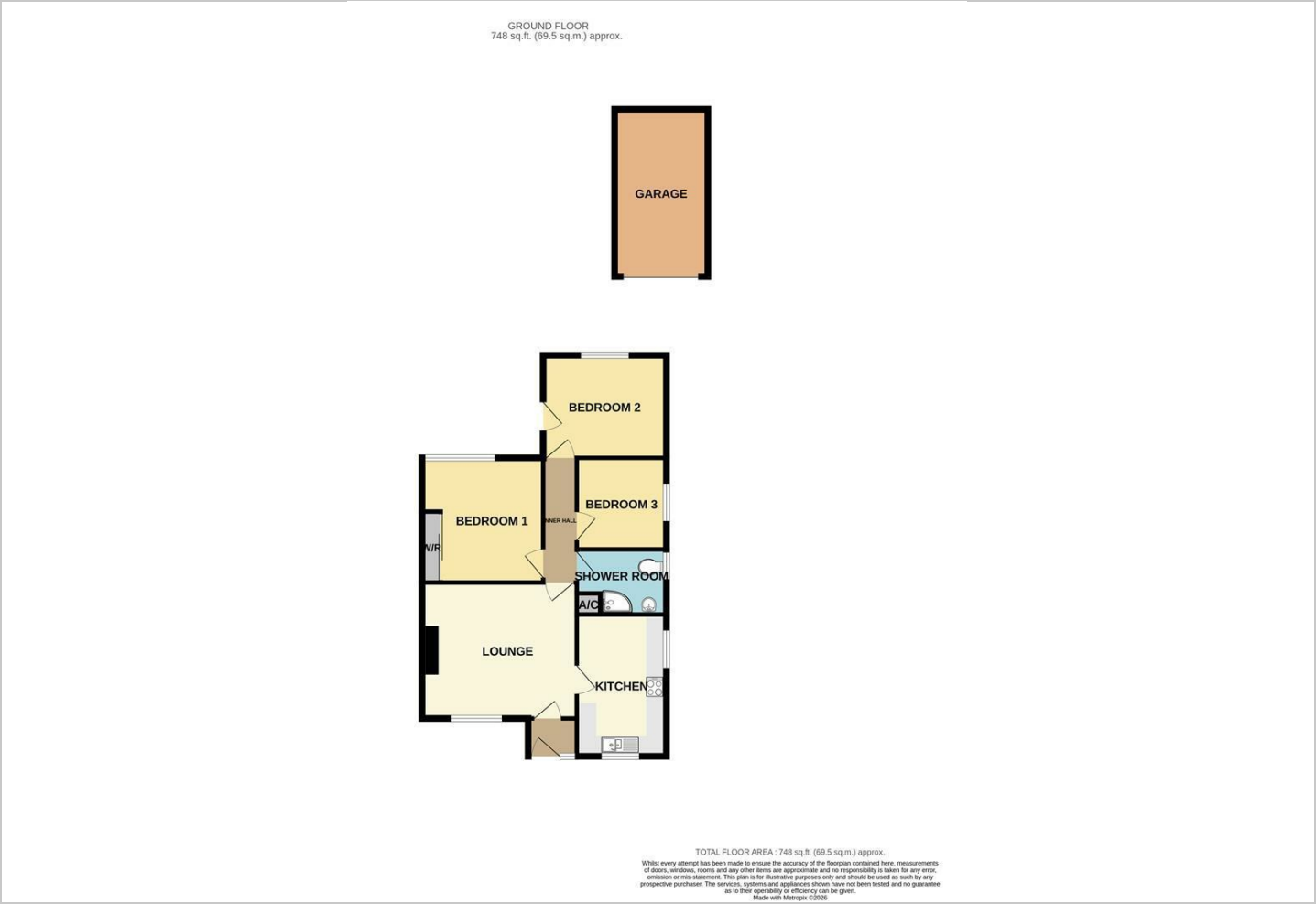
Hybrid Map



Terrain Map



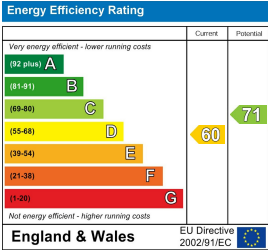
Floor Plan



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.