



## 123 Coulthwaite Way

Brereton, Rugeley, WS15 1SG

**Offers in excess of £180,000**



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## Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, useful storage cupboards and stairs leading to First Floor Landing.

## Lounge

11'8" x 11'4" (3.56m x 3.45m)

Having ceiling light point, radiator and upvc double glazed bow window to front aspect. Arch leading through to Breakfast Kitchen.

## Breakfast Kitchen

17'7" x 11'5" (5.36m x 3.48m)

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 hood over. Integrated fridge/ freezer and space with plumbing for washing machine. Two ceiling light points, radiator, laminate flooring and upvc double glazed window to rear aspect. Sliding doors to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, radiator and airing cupboard with shelving.

## Bedroom One

14'1" x 11'4" (4.29m x 3.45m)

Having ceiling light point, radiator, storage cupboard housing combination boiler and upvc double glazed window to rear aspect.

## Bedroom Two

11'4" x 9'1" (3.45m x 2.77m)

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

## Bedroom Three

9'2" x 6'3" (2.79m x 1.91m)

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

## Wet Room

Comprising walk in shower area with overhead rain shower and separate shower attachment, vanity hand wash basin and w.c. Inset ceiling lights, radiator, heated towel rail, extractor fan and two upvc double glazed windows to rear aspect.

## Outside

The property is approached via pathway and having a lawned fore garden. A pedestrian gate allows access to the enclosed rear garden having paved patio, with steps to lawn with slate borders, shed, outside tap and further brick built storage shed. To the front of the property is a lay by where vendors can park their vehicles.

## 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

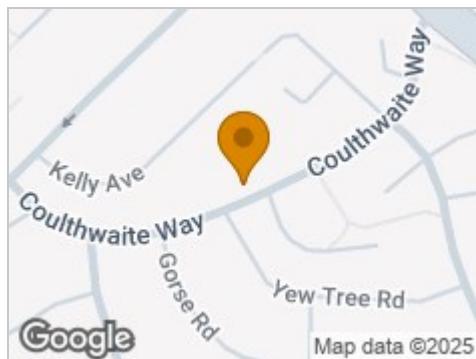
way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



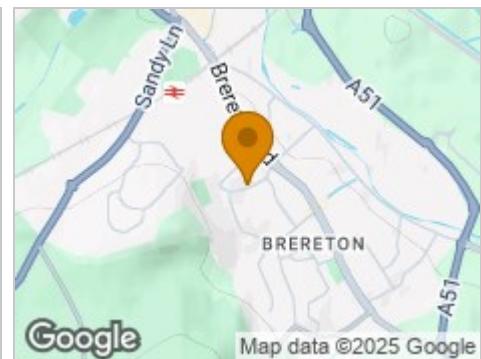
## Road Map



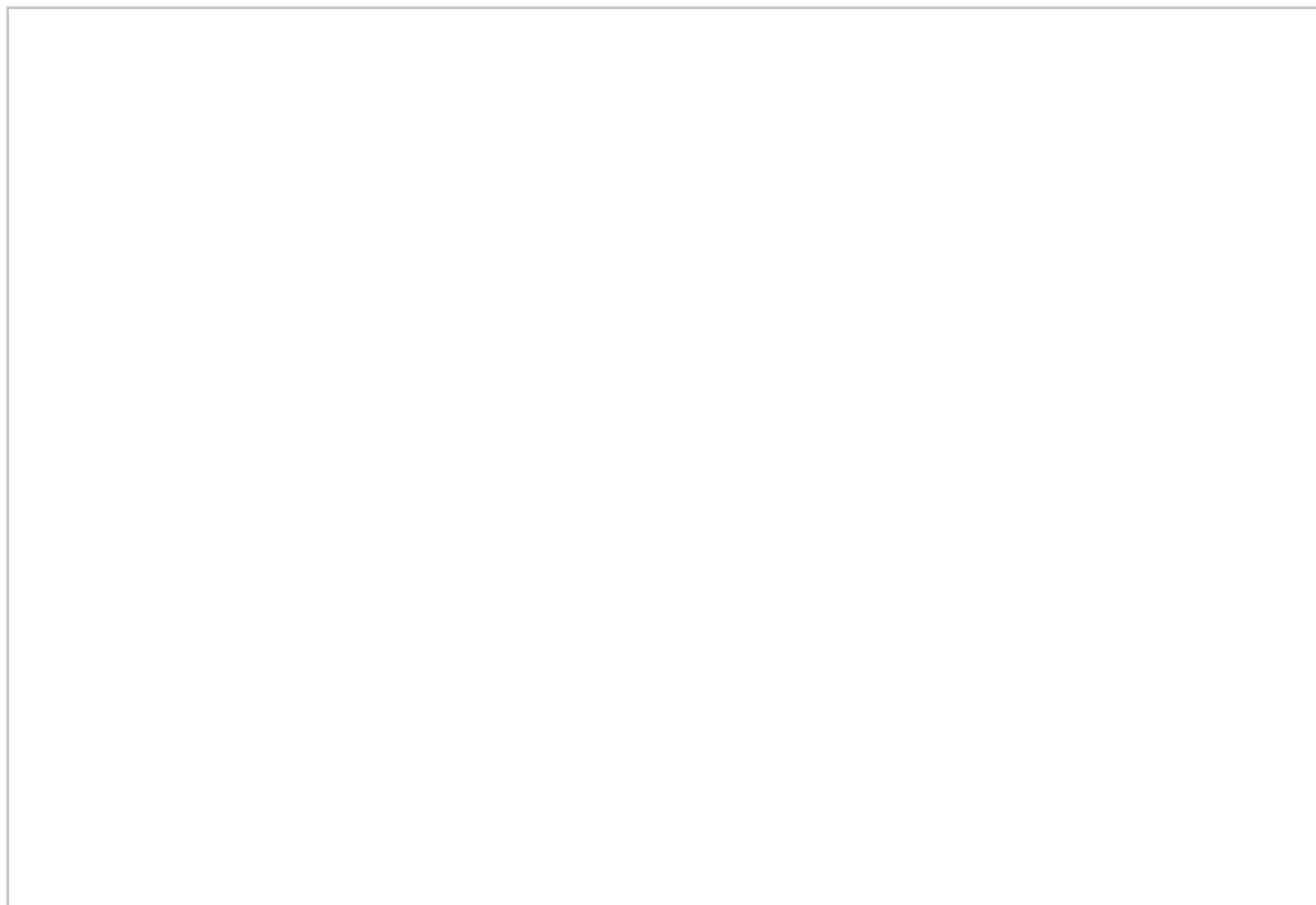
## Hybrid Map



## Terrain Map



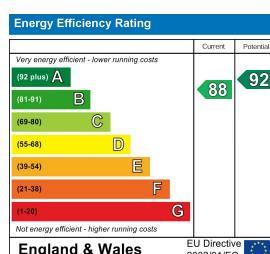
## Floor Plan



## 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.