



4 Mersey Close  
, Rugeley, WS15 2HB

**£349,995**



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## Entrance Hallway

Approached from upvc front entrance door with side screen and having two ceiling light points, radiator and loft access.

## Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, part tiling to walls and tiled flooring.

## L Shaped Lounge

**19'6" x 14'8" (5.94m x 4.47m)**

Having marble feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, two radiators and upvc double glazed windows to front and side aspects.

## Breakfast Kitchen

**21'7" x 11'1" (6.58m x 3.38m)**

Being fitted with a comprehensive 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, appliance spaces for washing machine, tumble dryer and fridge/freezer. Ceiling light point, radiator, tiled flooring, useful storage cupboard housing combination boiler and upvc double glazed door and window to front aspect. Double doors leading into Conservatory.

## Conservatory

**16'7" x 7'3" (5.05m x 2.21m)**

Constructed of brick base with upvc double glazed frame and having wall lights, radiator, tiled flooring and French doors to Enclosed Rear Garden.

## Bedroom One

**13'0" x 10'1" (3.96m x 3.07m)**

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

## Bedroom Two

**9'6" x 8'11" (2.90m x 2.72m)**

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

## Bedroom Three

**10'1" x 6'10" (3.07m x 2.08m)**

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

## Shower Room

Comprising walk in shower cubicle, w.c, bidet and pedestal hand wash basin. Ceiling light point, radiator, heated towel rail, tiling to walls and flooring and upvc double glazed window to side aspect.

## Outside

The front of the property having driveway providing plentiful parking and in turn leading to Garage with up and over door with power and light. Access door to the enclosed rear garden which is mainly laid to lawn with borders, shed, paved seating area and pathway to Conservatory.

## Agents Notes

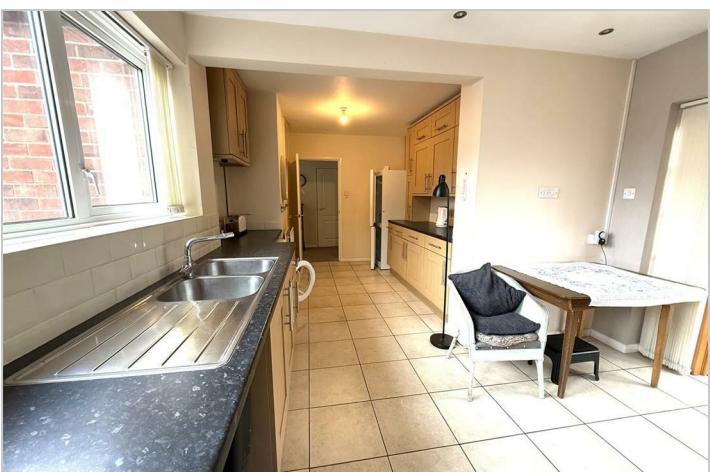
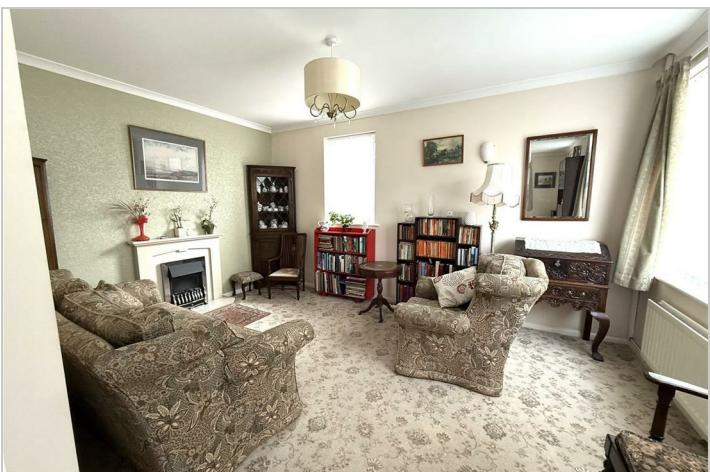
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

**Fixtures and Fittings:**

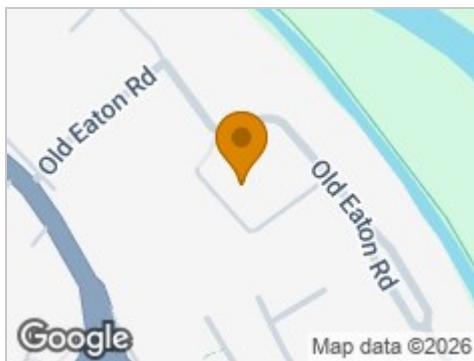
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

**Money Laundering:**

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



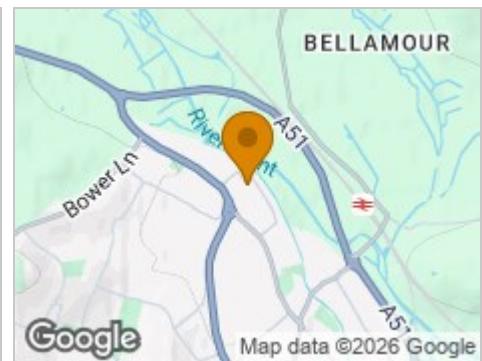
## Road Map



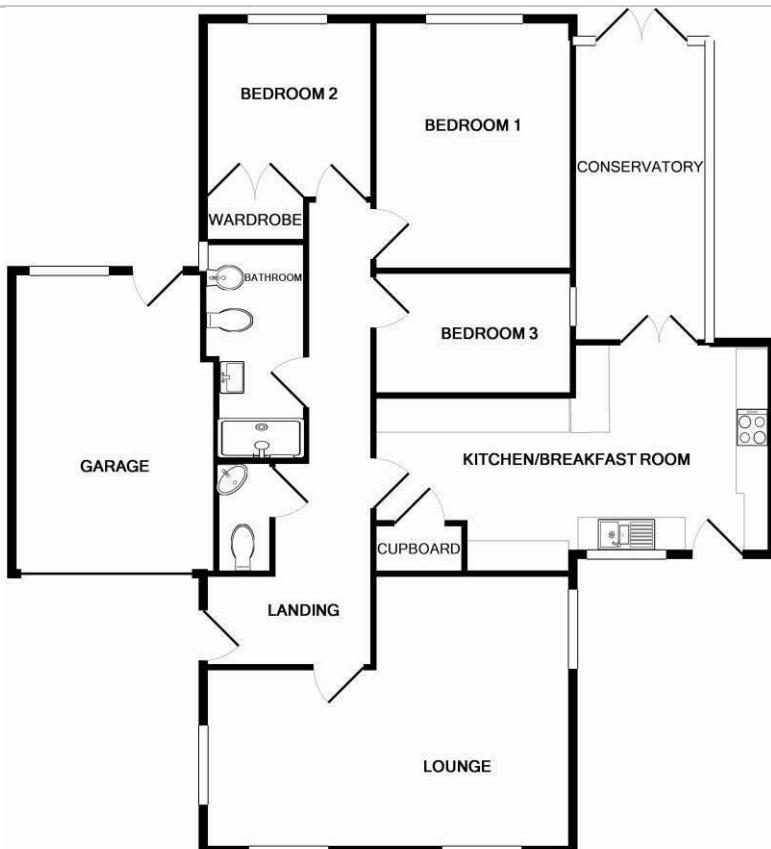
## Hybrid Map



## Terrain Map



## Floor Plan

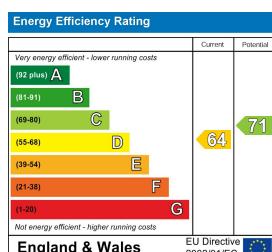


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.