



3 Lanrick Gardens

, Rugeley, WS15 2XX

£385,000



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Entrance Porch

Approached via upvc double glazed French doors and having tiled flooring with further door to Hallway.

Reception Hallway

Having hardwood door with side screen, two ceiling light points, radiator, coving, airing cupboard housing combination boiler, loft access and further storage cupboard. Doors to Inner Hallway, Dining Room and Kitchen.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, coving and upvc double glazed window to front aspect.

Dining Room

10'2" x 8'11" (3.10m x 2.72m)

Approached from double doors in Hallway and having ceiling light point, coving, radiator and being open plan to Lounge. Door to Kitchen.

Lounge

15'10" x 13'5" (4.83m x 4.09m)

Having brick feature fireplace with inset electric fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window overlooking Rear Garden. French doors to Conservatory.

Conservatory

14'6" x 7'3" (4.42m x 2.21m)

Being constructed of brick base with upvc double glazed frame and having electric wall heater and sliding patio doors to Rear Garden.

Inner Lobby

Having ceiling light point with access door to

Garage. Door to Utility Room and open plan to Kitchen.

Utility Room

9'8" x 5'5" (2.95m x 1.65m)

Having wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Appliance spaces, ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

Fitted Kitchen

10'10" x 8'10" (3.30m x 2.69m)

Again being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash back. Electric cooker with extractor over. Ceiling light point, radiator and upvc double glazed window to rear. Upvc door to Sun Room.

Sun Room

Constructed of upvc double glazed frame and having inset ceiling lights, laminate flooring and sliding patio door to the Rear Garden.

Bedroom One

12'11" x 8'11" (3.94m x 2.72m)

Having ceiling light point, radiator, coving and upvc double glazed window overlooking Conservatory.

Bedroom Two

12'10" x 9'8" (3.91m x 2.95m)

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

Bedroom Three

9'8" x 6'1" (2.95m x 1.85m)

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

Shower Room

Comprising walk in shower cubicle, hand wash basin and w.c. Ceiling light point, coving, extractor fan, part tiling to walls, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having a gravelled fore garden planted with shrubs. A block paved driveway providing parking for several vehicles leading to Garage with roller shutter door and having power, light and water. A side gate leads to the enclosed rear garden being mainly laid to artificial lawn with borders, two patio areas 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.