



£219,000

Hednesford Road Rugeley WS15 1JS



4

Bedrooms



3

Bathrooms

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SOUTHWELL
Estate Agents

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**** IDEAL FAMILY** ** ALLOCATED PARKING** ** GARAGE** ** TWO EN-SUITES****

Southwells are pleased to bring to the market this 4/5 Bedroom 3 story mid terrace house. Set close to doctors surgery, schools and train station as well as being in walking distance from Cannock chase. The property boasts full double glazing, gas central heating, packing and a garage along with the following accommodation.

Front of property

Path and steps to front door with small planting area.

Entrance

Wooden front door into entrance hall. Part Vinyl flooring with carpet flooring up the stairs. Radiator and Light fitting to ceiling. Door to lounge. Stairs off.

Lounge 12'01" (3.68m) x 11'05" (3.49m)

Front facing bay window. Carpeted flooring. Light fitting to ceiling. Radiator. Door through to kitchen and dining area.

Kitchen/ Dining area 19'04" (5.91m) x 8'10" (2.70m)

Kitchen- Lino flooring. Range of wall and base units with integrated cooker and hob with extractor fan over. Stainless steel sink and drainer with mixer tap. Part tiled walls. Light fitting to ceiling. Storage cupboard.

Dining area- Lino flooring. Light fitting to ceiling. 2x Radiator. Whit UPVC patio doors to rear garden, door off to utility.

Utility and Downstairs WC 13'00" (3.97m) x 5'03" (1.62m)

Vinyl flooring. Wooden door to rear garden. Base units as in Kitchen. Stainless steel sink and drainer with mixer tap. Radiator. Light fitting to ceiling. 'Valiant@ boiler to wall.

Door to WC with white low level toilet with sink. Radiator. Light fitting to ceiling.

Stairs and landing to 1st floor

Enclosed stairway. Handrail. Carpeted flooring. Onto landing with radiator and light fitting to ceiling. Airing cupboard containing water heater. Doors off to bathroom, bedroom 1 and 2 and 1st floor lounge

1st floor lounge 14'06" (4.42m) x 11'05" (3.49m)

Front facing windows. Carpeted flooring. Light fitting to ceiling. Radiator x2.

Bedroom1 12'00" (3.66m) x 6'09" (2.06m)

Rear facing window. Carpeted flooring Radiator Light fitting to ceiling.

Bedroom 2 8'11" (2.73m) x 7'05" (2.26m)

Rear facing window. Carpeted flooring Radiator Light fitting to ceiling.

Bathroom 6'11" (2.12m) x 4'10" (1.47m)

Lino flooring. Part tiled walls. Radiator. Light fitting to ceiling. White panel bath. White sink. White low level toilet.

Stairs and landing to second floor.

Staircase with wooden banister. Carpeted flooring. Light fitting to ceiling. Radiator. Doors off to bedrooms 3 and 4

Bedroom 3 14'05" (4.41m) x 12'04" (3.76m)

Rear facing window. Carpeted Flooring. Light fitting to ceiling. Radiator. Built in wardrobes door to en suite.

En-suite

Lino flooring. Radiator. Light fitting to ceiling. Walk in shower cubicle with shower to wall and glass screen door. White low level toilet. White sink.

Bedroom 4 14'06" (4.43m) x 11'06" (3.51m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Built in wardrobes. Door to en-suite. Loft hatch to ceiling.

En-Suite

Lino flooring. Radiator. Light fitting to ceiling. White low level toilet. White sink =. Walk in shower cubicle with shower to wall and glass screen door.

Garage 17'08" (5.40m) x 8'02" (2.49m)

Up and over door. Situated to the side of the property with allocated parking to the front.

Rear Garden

Maintainable garden with stones a path to rear gate. Borders and shrubs

All Viewings to be carried out by Southwells.

TENURE: FREEHOLD (this is yet to be verified by solicitors)

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