



£225,000
62 Fortescue Lane, WS15 2AD



 **2**
Bedrooms

 **1**
Bathroom

5 Horsefair, Rugeley, Staffs WS15 2EJ | southwellssales@gmail.com

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**SOUTHWELL
SALES**

£225,000

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****SPACIOUS** **POPULAR LOCATION** **DRIVEWAY** **GARAGE**
ENCLOSED REAR GARDEN**

Southwells are pleased to bring to the market this 2 bedroom spacious bungalow set in the popular location of Fortescue Lane, close to the town centre of Rugeley and all of its amenities. This property boasts full double glazing, gas central heating, a garage, driveway and the following accommodation;

Front of Property

Front lawn, slabbed driveway leading to garage and front door.

Entrance Hall

White UPVC front door. Vinyl flooring. Radiator. Light fitting to ceiling. Storage cupboard. Doors off to kitchen and lounge.

Lounge: 16'09" (5.11m) x 10'07" (3.22m)

Front facing window. Carpeted flooring. Radiator. Light fitting to ceiling. Gas, coal effect, fire set in marble and wood surround. Door to inner hallway.

Kitchen: 14'01" (4.31m) x 8'06" (2.60m)

Front facing window. Tiled flooring. Radiator. Light fitting to ceiling. Range of wall and base units. Cream resin sink and drainer. Cooker. Door to utility area.

Bedroom 1: 12'09" (3.89m) x 12'08" (3.86m)

Rear facing window. Carpeted flooring. Radiator. Light fitting to ceiling. Built in wardrobes.

Bedroom 2: 10'03" (3.12m) x 8'07" (2.63m)

Rear facing window. Carpeted flooring. Radiator. Light fitting to ceiling. Built in wardrobes.

Bathroom: 6'11" (2.12m) x 6'04" (1.94m)

Side facing opaque window. Lino tiled flooring. Radiator. Light fitting to ceiling. White, low level toilet and sink. Half seated bath with shower over.

Inner Hallway

With doors off to bedrooms, bathroom and airing cupboard (containing water tank) Loft hatch to ceiling (containing Baxi boiler) Carpeted flooring. Light fitting to ceiling.

Utility

Tiled flooring. Door to rear garden. Door to garage. Separate toilet. Plumbing for automatic washing machine. Light fitting to wall.

Garage: 17'05" (5.32m) x 8'03" (2.51m)

With up and over door. Side door and door to utility. Fitted with electrics.

Rear of property

Maintainable, but good sized, enclosed rear garden with patio, lawn and sheds.

Tenure: Freehold (though this has yet to be verified by solicitors)

Viewings: Strictly through Southwells on 01889-582137 southwellssales@gmail.com

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