Your local property experts

6 Eaton Drive, Rugeley, WS15 2FS

Guide Price £225,000

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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

JR Properties are pleased to offer For Sale this modern three-storey, three/four bedroom mid townhouse situated in a popular residential development. The accommodation in brief consists of entrance hall, guest WC, family room/bedroom four, utility room, spacious lounge, kitchen/diner, three further bedrooms, en-suite to master and family bathroom. Gardens to front and rear, driveway & single garage. BEING SOLD WITH NO CHAIN.

Entrance Hall
Approached via a canopy front entrance door, overhead lighting, radiator, laminate flooring, stairs leading to first floor accommodation and doors off to:.

Guest WC
Comprising of a low level wc, pedestal hand wash basin, ceramic tiled splash backs, overhead lighting, extractor fan and radiator.

Bedroom Four/Family Room: 3.171 x 2.319 (10'4" x 7'7")
Overhead lighting, radiator, laminate flooring and UPVC double-glazed patio door leading to rear garden.

Utility Room: 1.795 x 1.713 (5'10" x 5'7")
Having worktop over plumbing for washing machine and space for tumble dryer, wall mounted Glow-Worm central heating boiler, part wall tiling, overhead lighting, extractor fan, radiator and double glazed door leading to rear garden.

First Floor Landing
Approached via the staircase from the ground floor, overhead lighting, radiator, stairs to second floor accommodation and doors off to:

Lounge: 4.381 x 4.378 (14'4" x 14'4")
Overhead lighting, two radiators and double-glazed window to front aspect and double glazed French doors leading to the Juliet balcony to the front aspect.

Kitchen/Diner: 4.320 max x 4.099 max (14'2" max x 13'5" max)
Being L shaped in design with base and wall mounted units with work surface over, incorporating an inset sink unit and drainer unit with mixer tap over, four-ring gas hob with extractor over and electric oven, plumbing for dishwasher, space for fridge and freezer, overhead lighting, radiators, laminate flooring and two double-glazed windows to the rear aspect.

Second Floor Landing
Approached via the stairs from the first floor landing having overhead lighting, access to loft space, radiator, airing cupboard and doors off to:.

Bedroom One: 4.336 x 2.820 (14'2" x 9'3")
Having fitted wardrobes, overhead lighting, radiator and two double-glazed windows to front aspect.

En-Suite
Comprising of a low level wc, pedestal hand wash basin, enclosed shower unit with mixer shower unit over, overhead lighting, extractor fan, part tiled walls and radiator.

Bedroom Two: 3.349 x 2.207 (10'11" x 7'2")
Overhead lighting, radiator and double-glazed window to rear aspect.

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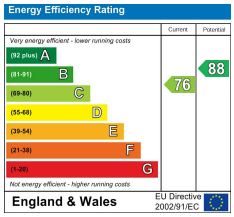
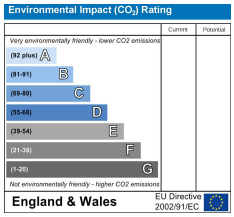
Bedroom Three: 2.462 x 1.929 (8'0" x 6'3")
Overhead lighting, radiator and double-glazed window to rear aspect.

Family Bathroom
Comprising of a low level wc, pedestal hand wash basin and panelled bath with part co-ordinated tiling to walls, overhead lighting, extractor fan and radiator.

Outside
Front: The property is set back from the road having a driveway providing off-road parking and access to the INTEGRAL SINGLE GARAGE with up and over door, gravel and shrub display area.
Rear: The enclosed rear garden is low maintenance with paved and gravelled areas and stocked borders. There is a rear gate which gives access to the front of the property.

Disclaimer
General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.
The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.
Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.
Viewing: Strictly by prior appointment through JR Properties on 01889 577731.
Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com





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