

Your local property experts



6 Brindley Bank Road, Rugeley, WS15 2EY
Guide Price £299,950



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Sales : 01889 577 731
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South Mill Country Homes Ltd are proud to present this new bespoke development, consisting of a three-bedroom detached bungalow and a two-bedroom detached bungalow, in a highly sought-after area of the town.

Set just a stone's throw away from the picturesque shopping village of Wolseley Bridge and Cannock Chase-an area of outstanding natural beauty, the development is the perfect retreat for quiet living whilst only being a five minutes' drive to local shops and amenities.

The development has been designed with accessible living in mind, harnessing the beauty of open plan and spacious living whilst also including modern fixtures and fittings, finishing the properties off to a high specification.

BOOT ROOM

approached via a UPVC double-glazed front door. Ceiling light point, range of matching base and wall units with worktop over, plumbing and space for appliances, cupboard housing the wall mounted gas combination boiler, radiator, vinyl flooring and UPVC double-glazed door leading to rear aspect

INNER HALLWAY

with concealed spotlights and radiator

OPEN PLAN LOUNGE/KITCHEN - 6.43m x 4.14m (21'1" x 13'7")

having a range of matching base and wall units with inset composite sink unit and drainer with mixer tap. Integrated appliances of Electric Oven with Induction Hob and Extractor over, Fridge/Freezer and Dishwasher. Concealed spotlights, breakfast bar, radiator and laminate flooring. Open access to the Lounge area where there are three ceiling light points, three radiators and UPVC French Doors leading onto the rear garden

BEDROOM ONE - 4.17m x 2.84m (13'8" x 9'4")

having a useful storage cupboard. Ceiling light point, radiator and UPVC double-glazed window to front aspect

BEDROOM TWO - 2.95m x 2.79m (9'8" x 9'2")

with ceiling light point, radiator and dual aspect UPVC double-glazed windows to front and side aspect

BATHROOM - 3.07m x 1.57m (10'1" x 5'2")

comprising of a close-coupled WC, wall mounted hand wash basin, walk-in shower with mains shower over. Concealed spotlights, extractor, heated towel radiator, co-ordinated wall and floor. UPVC double-glazed window to side aspect

OUTSIDE

The property is set back from the road behind a block paved driveway providing off-road parking for two vehicles. There are lawned foregardens with a gated pedestrian access leading to the fully enclosed rear garden. There is a paved seating area, courtesy lighting, outside tap and lawned garden area.



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AGENTS NOTES

The property has been designed in mind for someone who may have disabilities as they have installed pocket sliding doors throughout to enable wheelchair access if required.

Disclaimer:

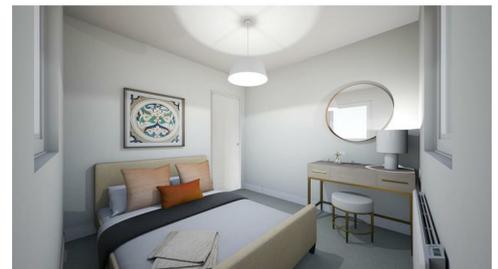
General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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 Ltd on 01889 577731. Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		



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