

Your local property experts



12 Wordsworth Close, Rugeley, WS15 4UR
Guide Price £330,000



rightmove 
find your happy

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

**** MUST BE VIEWED ** MOTIVATED SELLERS **** JR Properties are pleased to offer For Sale this immaculate four bedroom detached family home in the sought after village location of Armitage. The accommodation briefly comprises of reception hall, family lounge, open-plan kitchen/diner, utility area, guest wc, four bedrooms, master with en-suite shower room and a family bathroom. Externally, the property offers a generous driveway, garage and private rear garden.

Entrance Hall

With composite entrance door, Karndean flooring, overhead lighting, radiator, stairs leading to the first floor accommodation and doors off to lounge and garage.

Family Lounge: 4.614 x 3.305 (15'1" x 10'10")

Having double glazed bay window to front aspect, radiator, contemporary gas fireplace, Karndean flooring, overhead lighting, radiator and open plan to kitchen/diner.

Kitchen/Diner: 5.670 x 2.525 (18'7" x 8'3")

Having a fitted kitchen with a range of wall and base units having Quartz work surfaces over, one and half bowl sink/drain, tiling to splashback, range oven with cooker hood over, integrated dishwasher, space for American fridge freezer, double glazed window to rear aspect, double glazed French doors leading to rear garden, overhead lighting, radiator, Karndean flooring to dining area, tiled flooring to kitchen, pantry and access to the utility.

Utility Area:

Having wall mounted units with work surface over, plumbing for washing machine, space for tumble dryer, tiled flooring, overhead lighting, door to guest wc and double glazed door to side of property.

Guest WC

Having double glazed window to the rear aspect with suite comprising low level WC, wash hand basin, tiled flooring and radiator.

Landing

Overhead lighting, loft access and doors off:

Master Bedroom 3.925 x 3.253 (12'10" x 10'8")

Overhead lighting, radiator and double glazed window to front aspect.

En-Suite

Having a suite comprising of low level wc, vanity wash hand basin, shower cubicle with mixer shower, fully tiled, extractor fan, radiator, overhead lighting and double glazed window to side aspect.

Bedroom Two 3.61m (11' 10") x 2.72m (8' 11")

Carpeted with wall mounted radiator, various light and power points

Bedroom Three 3.23m (10' 7") x 2.57m (8' 5")

Carpeted with wall mounted radiator, various light and power points

Bedroom Four 2.72m (8' 11") x 2.24m (7' 4")

Carpeted with wall mounted radiator, various light and power points



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

Family Bathroom

Having a suite comprising low level flush WC, panelled bath with mixer tap and electric shower over, wash hand basin, fully tiled, extractor fan, radiator and double glazed window to rear aspect.

Outside

To the front there is ample road parking which leads to single garage and gated side access to rear garden.

There is a low maintenance garden with patio area and artificial turf.

Garage 2.62m (8' 7") x 5.26m (17' 3")

With electric roller shutter door, power, lighting and doors leading to the side of the property and entrance hall.

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	
(1-20) G	
Not energy efficient - higher running costs	
	66
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(91-91) A	
(81-90) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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