

"Serving Rugeley and its Villages"



54 View Street, Hednesford, WS12 4JQ

Guide Price £300,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
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JR Properties are pleased to offer For Sale this spacious beautifully presented three bedroom detached bungalow situated in a desirable residential location. The accommodation in brief consists of; entrance hall, three double bedrooms, re-fitted shower room, lounge, breakfast kitchen, utility and dining room. The property benefits from ample off road parking and attractive front and rear gardens. Really must be viewed!

Reception Hall

Approached by a UPVC double glazed door, part tiled and part carpeted flooring, radiator, overhead lighting and doors off to;

Lounge

14'0" x 11'7" (4.275 x 3.553)

Overhead lighting, tall panel radiator, feature fireplace housing log burner and double glazed window to front aspect.

Bedroom One

12'10" x 11'8" (3.929 x 3.563)

Overhead lighting, radiator, double glazed windows to front and side aspects.

Bedroom Two

13'4" x 9'5" (4.071 x 2.882)

Overhead lighting, radiator, laminate flooring and double glazed window to rear aspect.

Bedroom Three

9'7" x 8'1" (2.923 x 2.477)

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

Re-Fitted Shower Room

Having a suite comprising of close coupled wc, vanity wash hand basin, walk in double shower cubicle with mixer shower, fully wall and ceiling panelling, ceiling spot lighting, extractor fan, towel radiator and double glazed window to side aspect.

Breakfast Kitchen

14'11" x 10'4" (4.567 x 3.157)

Having a range of base and wall mounted units with preparation work surface over, incorporating an inset sink and drainer with mixer tap over, space for Range cooker, extractor fan over, integrated fridge, plumbing for dishwasher, part wall tiling, tiled flooring, panty, ceiling spot lighting, radiator, double glazed windows to rear aspect and door leading to utility.

Utility Room

7'8" x 6'9" (2.350 x 2.065)

Having base and wall mounted units with preparation work surface over, space for tall freezer, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, loft access, overhead lighting, double glazed window to rear aspect, double glazed door leading to rear garden and door to dining room.

Dining Room

16'11" x 7'9" (5.172 x 2.364)

Ceiling spot lighting, radiator, base and wall mounted units with worktops over, double glazed windows to front and side aspects.



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Outside

The property is positioned on delightful plot with a good sized driveway set behind wrought iron gates and walled perimeter which provides ample off road parking, lawn with display borders and gated side access to rear of property.

There is generous attractive rear garden with patio area, raised decked area, lawn, established display borders, mature fruit trees (apple, plum, damson & greengage), brick built BBQ area, water point and three garden sheds.

Disclaimer

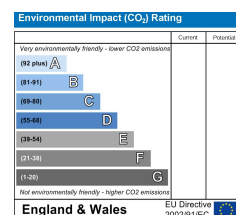
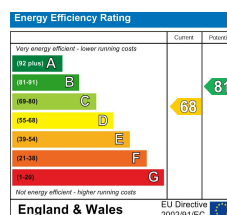
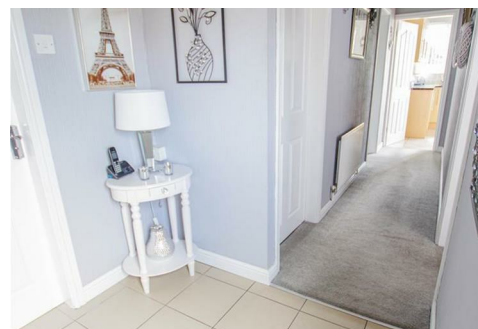
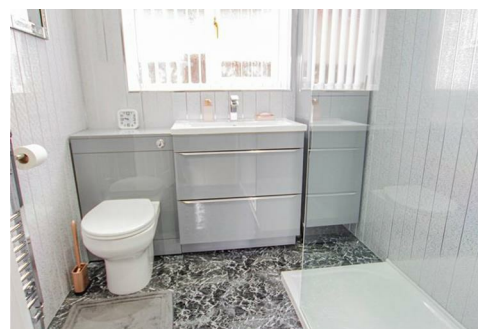
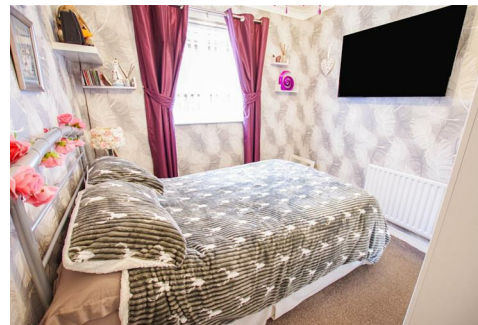
General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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



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