

Asking Price £285,000

Jayman  
www.jayman.co.uk

Estate Agents



Priory Avenue

Rugeley, WS15 1LQ

# Priory Avenue, Rugeley, WS15 1LQ

Jayman offers for sale this superbly presented three bedroom detached house. This property benefits from no chain and briefly comprises; three bedrooms, kitchen/diner, living room, bathroom, rear garden, driveway and garage.

## Entrance Hall

With stairs to first floor and doors leading to Kitchen, Guest WC and Lounge.

## Guest WC

With suite comprising WC and wash hand basin.

## Kitchen 15'11 x 9'6 (4.85m x 2.90m)

Breakfast kitchen with a range of wall and floor mounted storage cupboards, sink and drainer, built in fridge/ freezer, washer/dryer, cooker with hob over, integral dishwasher, space for table and chairs, window to side and doors to Hall, Lounge and double doors to rear garden.

## Lounge 22'0 x 9'8 (6.71m x 2.95m)

Spacious Lounge with double doors to rear garden and doors connecting to Hallway and to Kitchen.

## First Floor

Landing with doors leading to

## Master bedroom 11'11 x 10'0 (3.63m x 3.05m)

Double bedroom with window to fore and door leading to Ensuite.

## Ensuite Shower Room

With suite comprising of double walk in shower, wc and wash hand basin.

## Bedroom 2 9'9 x 9'1 (2.97m x 2.77m)

With window to rear.

## Bedroom 3 10'5 x 6'6 (3.18m x 1.98m)

With window to rear.

## Rear Garden

With patio and lawned area and with access to garage.

## Garage

Single garage to side.

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## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

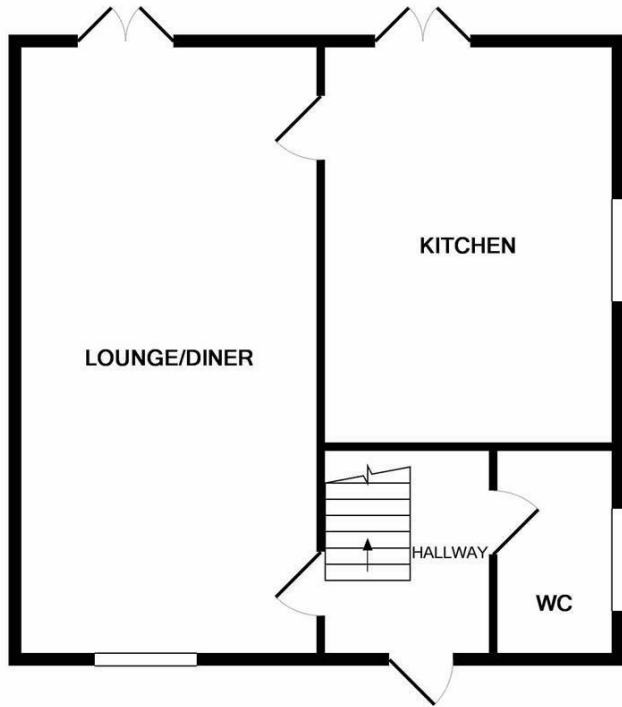
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- 1: These particulars do not constitute part or all of an offer or contract.
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- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

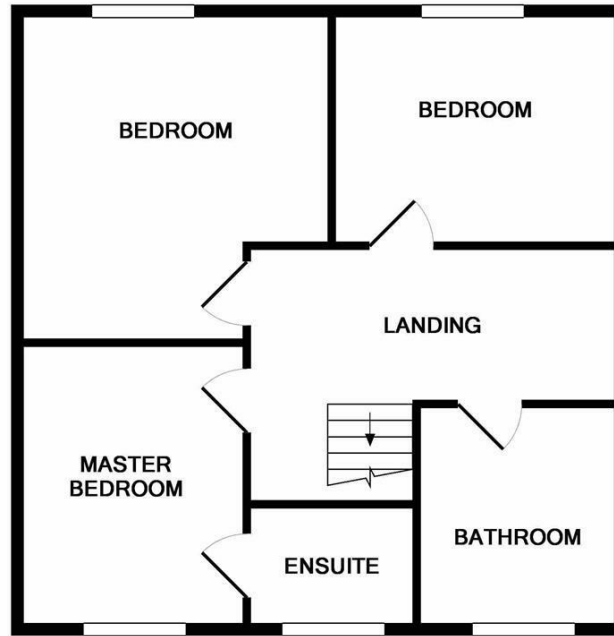
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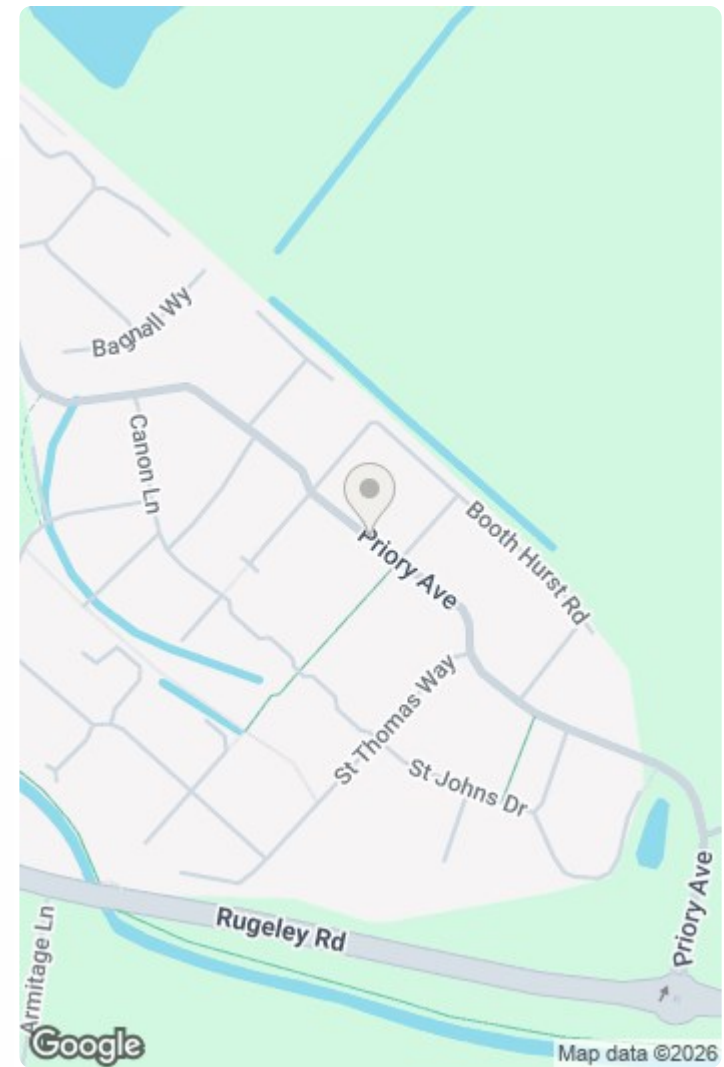


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
101-120 A			101-100 A		
81-100 B			100-90 B		
61-80 C			90-80 C		
41-60 D			80-70 D		
21-40 E			70-60 E		
1-20 F			60-50 F		
0 G			50-40 G		
For energy efficient - higher running costs			For environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 76, Target 80

Environmental Impact (CO<sub>2</sub>) Rating: Current A, Target A

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

