



**£247,500**

**TENURE : FREEHOLD**

**Fortescue Lane, Rugeley, WS15 2AD**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 2**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

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Website: <https://www.southwellsproperties.co.uk/>



Southwells are pleased to bring to the market this unique and spacious 2 Bedroom End Terrace House set on the popular street of Fortescue Lane, close to the town centre of Rugeley and all amenities. With a brand new roof and boiler this property boasts off road parking, a substantially large rear garden, gas central heating and double glazing. With scope for improvement the property provides the following accommodation;

### **Front of property**

Low maintenance enclosed gravel garden with shrubs. Gated brick driveway leading to front door and further enclosed parking.

### **Entrance Porch**

UPVC door into entrance porch. Tiled flooring. Light fitted to ceiling. Wooden front door into entrance hall.

### **Entrance hall**

Carpeted flooring. Doors off to front and middle lounges. Doors off to understair cupboard fitted with electrics and lighting.

### **Front lounge: 13'02" (4.03m) x 11'00" (3.37m)**

Front facing windows. Carpeted flooring. Light fitted to wall. Stone and brick fireplace. Radiator.

### **Middle lounge: 14'03" (4.36m) x 13'03" (4.04m)**

Carpeted flooring. Light fitted to ceiling. Radiator. Archway into dining area. Storage cupboard.

### **Dining area: 12'03" (3.74m) x 7'04" (2.23m)**

Rear and side facing windows and UPVC patio door to rear garden. Carpeted flooring. Light fitted to ceiling. Radiator.

### **Kitchen/ Utility: 19'06" (5.96m) x 7'01" (2.16m)**

Twin aspect side and rear facing windows. Light fitted to ceiling. Range of wall and base units. Resin sink and drainer with mixer tap. Plumbing for automatic washing machine. Storage room off (has plumbing for toilet and has a sink in there) integrated fridge. Integrated oven and hob.

### **Stairs and landing**

Carpeted flooring and wooden banister to landing with windows facing all aspects front, side and rear. Radiator. Light fitted to ceiling. Steps to inner landing with doors off to all rooms.

### **Bedroom 1: 11'03" (3.42m) x 10'00" (3.06m)**

Front facing window. Carpeted flooring. Radiator. Light fitted to ceiling. Large built in wardrobe.

### **Bedroom 2: 10'11" (3.32m) x 9'03" (2.89m)**

Rear facing window. Carpeted flooring. Radiator. Light fitted to ceiling.

### **Bathroom: 10'11" (3.33m) x 7'01" (2.16m)**

Rear facing window. Carpeted flooring. Light fitted to ceiling. Radiator. White low level toilet and sink. Panel bath with glass shower screen. Storage cupboard. Fully tiled walls.

### **Loft room**

Stairs up from inner landing. Carpeted flooring. Rear facing window. Storage cupboards.

### **Rear of property**

Fully enclosed rear garden with lawn, patio area. Storage shed. Access to front of property.

**Tenure: Freehold**

**Viewings strictly through Southwells**

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