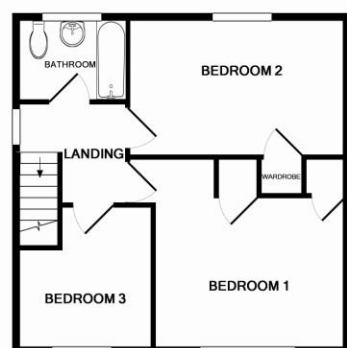


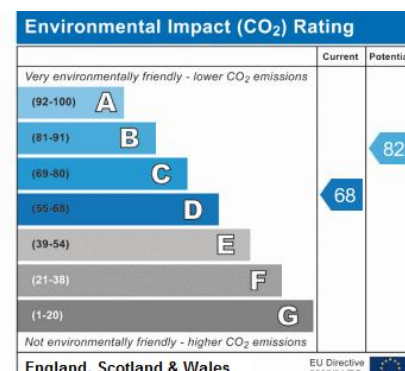
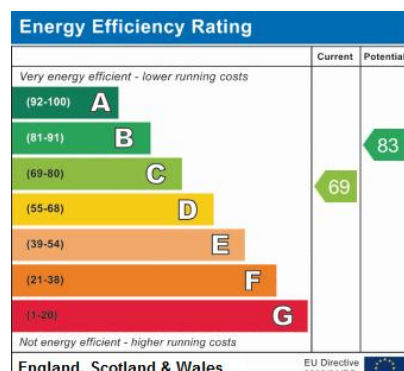


GROUND FLOOR



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 systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. If something is of particular importance to you that would ultimately affect your decision to view the property - please contact our offices and we can clarify any points before a viewing appointment is made.

Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN  
01889 583377 (phone)  
Email: sales@cresidential.co.uk Website: www.cresidential.co.uk  
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**ENCLOSED PORCH** approached via a UPVC double-glazed entrance door with glazed side windows.

**RECEPTION HALL** with ceiling light point, radiator, cupboard housing meters and stairs leading to first floor.

**LOUNGE** 13' 10" x 12' 1" (4.22m x 3.68m) having a fireplace recess. Ceiling light point, radiator and UPVC double-glazed window to front elevation.

**DINING ROOM** 10' 4" x 8' 7" (3.15m x 2.62m) with ceiling light point, radiator and UPVC double-glazed window to rear aspect.

**REFITTED KITCHEN** 10' 4" x 8' 7" (3.15m x 2.62m) fitted with base and wall mounted units having inset stainless steel sink unit and drainer. Integrated appliances of electric oven, hob and extractor hood over. Ceiling light striplight, plumbing and space for washing machine, radiator, UPVC double-glazed window to rear and door through to

**REAR LOBBY** with ceiling light point and UPVC double-glazed door leading to rear.

**DOWNSTAIRS WC** with ceiling light point, WC, part tiling to walls and courtesy window.

**FIRST FLOOR LANDING** approached via staircase from Reception Hall. Ceiling light point, access to loft space, radiator and UPVC double-glazed window to side.

**BEDROOM ONE** 12' 1" x 12' 1" (3.68m x 3.68m) with ceiling light point, radiator, storage space and UPVC double-glazed window to front aspect.

**BEDROOM TWO** 13' 6" x 8' 7" (4.11m x 2.62m) having useful storage cupboard, ceiling light point, radiator and UPVC double-glazed window to rear.

**BEDROOM THREE** 9' 1" x 8' 7" (max sizes shown) with ceiling light point, radiator and UPVC double-glazed window to front elevation.

**SHOWER ROOM** comprising of a corner shower cubicle with overhead mains shower unit, vanity unit with inset hand wash basin and close-coupled wc. Ceiling light point, radiator, tiling to walls and UPVC double-glazed window to rear.



**OUTSIDE** The property is set back from the road behind a mature hedge with pedestrian gate giving access to front pathway where there is a neat lawned garden area. To the side is a driveway providing off-road parking which in turn leads to the SECTIONAL GARAGE with up and over door. There is a further gate providing access to the side and then onto the rear. There is an outbuilding to the side which houses the gas central heating boiler.

**AGENTS NOTES**  
The property is a BISF construction type property. A type of property which is not designated defective under the Housing Act and is steel frame. Potential purchasers are asked to mention the construction to their mortgage lenders before instructing surveyors for Mortgage purposes.

**COUNCIL TAX**  
We understand the council tax to be band A

**TENURE**  
We are advised by the Vendor that the property is FREEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk)

**DIRECTIONAL NOTE**  
From our office on the Globe Island take the first exit and proceed along Horse Fair, following the A51 towards Lichfield, take the second exit on your left onto Springfield Avenue where the property is donated by our For Sale board.

