

Main Road

Brereton, Staffordshire, WS15 1DX

John
German



Main Road

Brereton, Staffordshire, WS15 1DX

£110,000

An attractive traditional semi detached house being particularly convenient for Rugeley town centre with two reception rooms, a smart fitted shower room, fitted kitchen and two bedrooms plus a dressing room/potential bedroom three.

Accommodation

Entrance door opens into the lounge with a front facing bay window, exposed wooden floor and a cast fireplace with tiled inset (gas fire not working).

A separate sitting/dining room has a rear facing window and a gas fire (not working). A door opens to steps leading down to the cellar.

The kitchen has a range of high and low level units with granite effect work surfaces and a stainless steel sink and drainer. Window and outer door. A rear lobby houses the Baxi combi boiler and has a door to a very smart shower room comprising spacious shower with drying area, vertical towel radiator, low flush w.c and a wash basin with integrated cupboard beneath, plus tasteful tiling.

On the first floor are two bedrooms, bedroom one is rear facing and has a cast ornamental fire surround, built in cupboard and an opening to a dressing room/potential bedroom three.

Outside the property has an attractive traditional small lawned front garden, mature hedge and path leading to the gated side entrance which leads to the rear garden.

The property is situated in a popular area of Brereton and within easy access of Rugeley town centre that has a railway station with services to Walsall and Birmingham. There is also an intercity railway station at Rugeley Trent Valley station.

Agents Note

1) We understand the property was underpinned approximately 30 years ago and plans were submitted to Cannock District Council for building regulations - BR/89/0239 (11th May 1989).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Cannock Chase District Council / Tax Band B

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/050619





The floor plan shows the following rooms and features:

- Shower Room:** Located at the top left, containing a shower, toilet, and sink.
- Kitchen:** Located in the middle, containing a sink, stove, and refrigerator.
- Lounge:** Located in the middle right, containing a sofa, coffee table, and television.
- Dining Room:** Located at the bottom, containing a dining table and chairs.
- Staircase:** Located between the Kitchen and Lounge, leading up and down.
- Entrance:** Located at the bottom center, leading into the Dining Room.
- Windows:** Indicated by lines with small triangles pointing outwards.
- Doors:** Indicated by arcs with small triangles pointing inwards.

The floor plan shows a central hallway (light green) with a staircase leading down. To the left is a large pink Bedroom (3.25m x 3.66m / 10'8" x 12') with a built-in wardrobe. To the right is another pink Bedroom (3.25m x 3.66m / 10'8" x 12') with a built-in wardrobe. At the top is a purple Dressing Area (3.54m x 1.88m / 11'7" x 6'2") with a built-in wardrobe. The bottom section is an orange area, likely a living or dining space, with a built-in wardrobe. The plan includes various doors, windows, and built-in wardrobes.

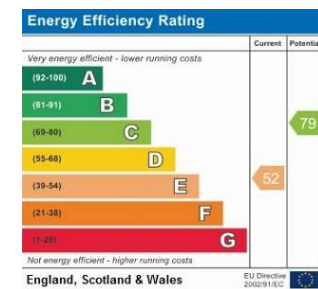


Cellar/Study
1.44m x 3.66m
(4'9" x 12')

Plan produced using PlanUp

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



stafford@johngerman.co.uk

JohnGerman.co.uk Sales and Lettings Agent