

Offers Over £240,000

Jayman  
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Estate Agents



**Levett Grange**

Rugeley, WS15 2FB



# Levett Grange, Rugeley, WS15 2FB

Jayman offer for sale this well presented four bedroom detached property located down a quiet cut-de-sac in the popular market town of Rugeley.

The property itself is situated just a short distance from Rugeley town centre and within close proximity to all local schools, a wide variety of amenities, commuter services and transport links.

In brief the property comprises; entrance hall, lounge, kitchen/diner and a guest cloakroom. To the first floor there are four bedrooms with en-suite off of the master and a family bathroom. Outside the property benefits from off road parking for two cars and a garage. To the rear the property benefits from a private rear garden.

Viewing is highly recommended to appreciate what this property has to offer.

Virtual tour available, please use the following link >>> <https://jayman.vr-360-tour.com/e/AqkBa38FDII/e> or alternatively please click on the virtual tour section below the photos.

## **Entrance Hall 5'1" x 3'11" (1.57 x 1.20)**

Gas central heating radiator, ceiling light and electric points.

## **Lounge 17'2" x 13'7" (5.25 x 4.15)**

Double glazed window to the fore, gas central heating radiator, ceiling light, electric points, TV point and under stairs storage.

## **Kitchen/Diner 17'9" x 9'10" (5.42 x 3.02)**

Fitted wall and base units, roll top work surfaces, stainless steel sink with drainer, integrated oven, integrated hob, cooker hood, plumbing for washing machine, space for fridge/freezer, tiled flooring, electric points, ceiling lights, gas central heating radiator, double glazed window to the rear and double glazed double doors to the rear leading to the rear garden.

## **W.C. 5'3" x 3'11" (1.62 x 1.20)**

Low level w.c, pedestal sink, tiled splash backs, gas central heating radiator, ceiling light and an extractor fan.

## **First Floor Landing**

Gas central heating radiator, ceiling light, electric points, airing cupboard and loft access.

## **Bedroom One 11'5" x 9'3" (3.50 x 2.84)**

Double glazed window to the fore, gas central heating radiator, ceiling light, electric points, TV point and a built in wardrobe.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 505566 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 505566. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 505566 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

## **En-Suite 8'8" x 4'5" (2.66 x 1.37)**

Shower cubicle, low level w.c, pedestal sink, part tiled walls, tiled flooring, ceiling light, extractor fan, and a gas central heating radiator.

## **Bedroom Two 9'11" x 8'8" (3.03 x 2.65)**

Double glazed window to the rear, gas central heating radiator, ceiling light and electric points.

## **Bedroom Three 10'7" x 6'0" (3.25 x 1.84)**

Double glazed window to the rear, gas central heating radiator, ceiling light and electric points.

## **Bedroom Four**

Double glazed window to the rear, gas central heating radiator, ceiling light and electric points.

## **Bathroom 6'5" x 5'6" (1.96 x 1.68)**

## **Outside**

### **Front**

Tarmaced driveway with off road parking for two cars, single garage and a paved pathway leading to the front door.

### **Rear**

Private rear garden with patio and lawned areas with a gate to the side leading to the front of the property.

## **Do You Need To Sell Or Have A Slow Moving Property**

At Jayman, our award winning service (winners of the British Property Awards 2017 & 2018) can help assist in the sale of your property.

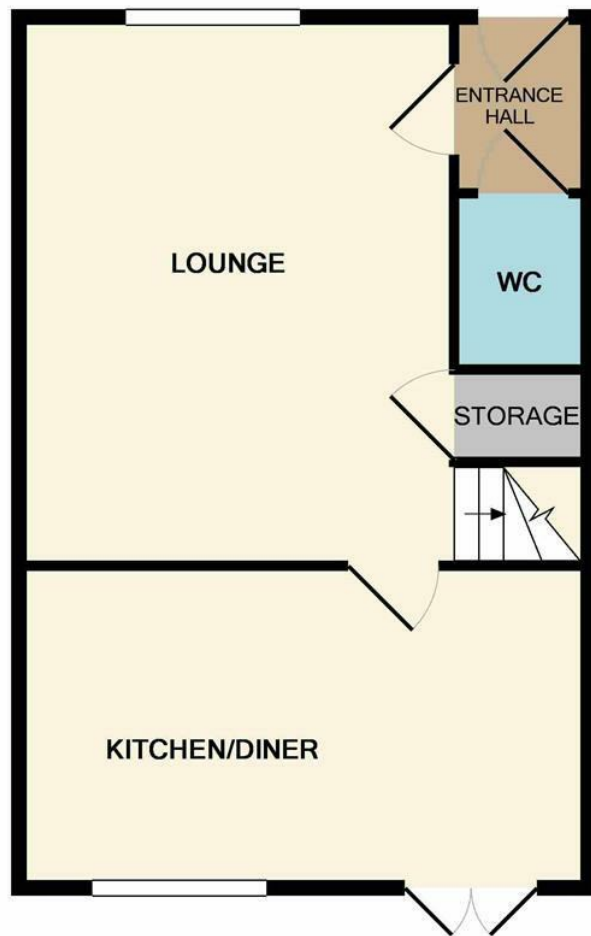
Speak to us about how our marketing can make you stand out from the crowd and take advantage of our extensive database of prequalified buyers to get you marketed within 24 hours and achieving the highest price for your property.

Contact us for a **FREE VALUATION** and advice on achieving the best price for your home. We offer a no sale no fee service with **NO UPFRONT** fee.

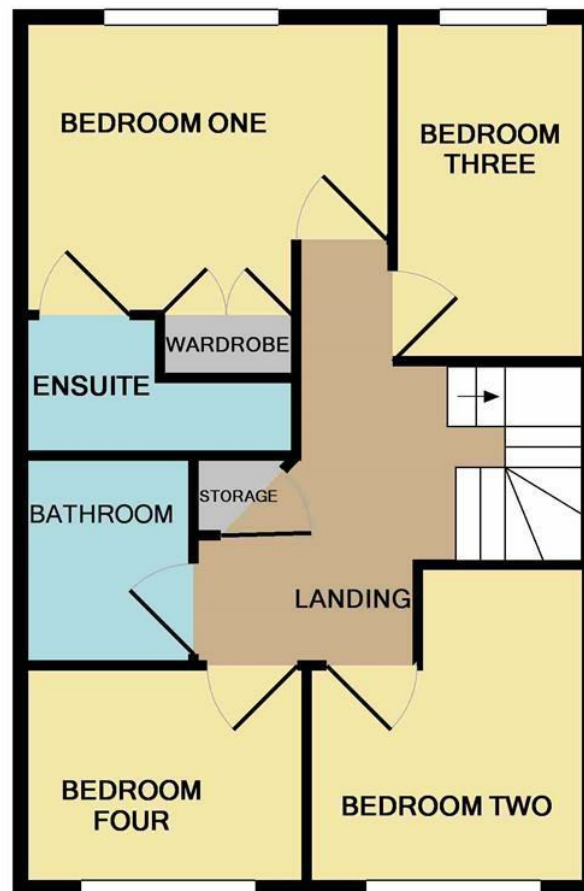
Our marketing plans includes local advertising and online to ensure you receive the maximum marketing coverage to achieve the highest price for your property. Please contact us on 01543 505566 for a **FREE Valuation**.

Our in-house mortgage advice team can also assist you with comparing the market to find the best mortgage deal for you to help you purchase your next home. We offer this service **FREE** of charge and saves you time and money by comparing over 150 lenders in one go.

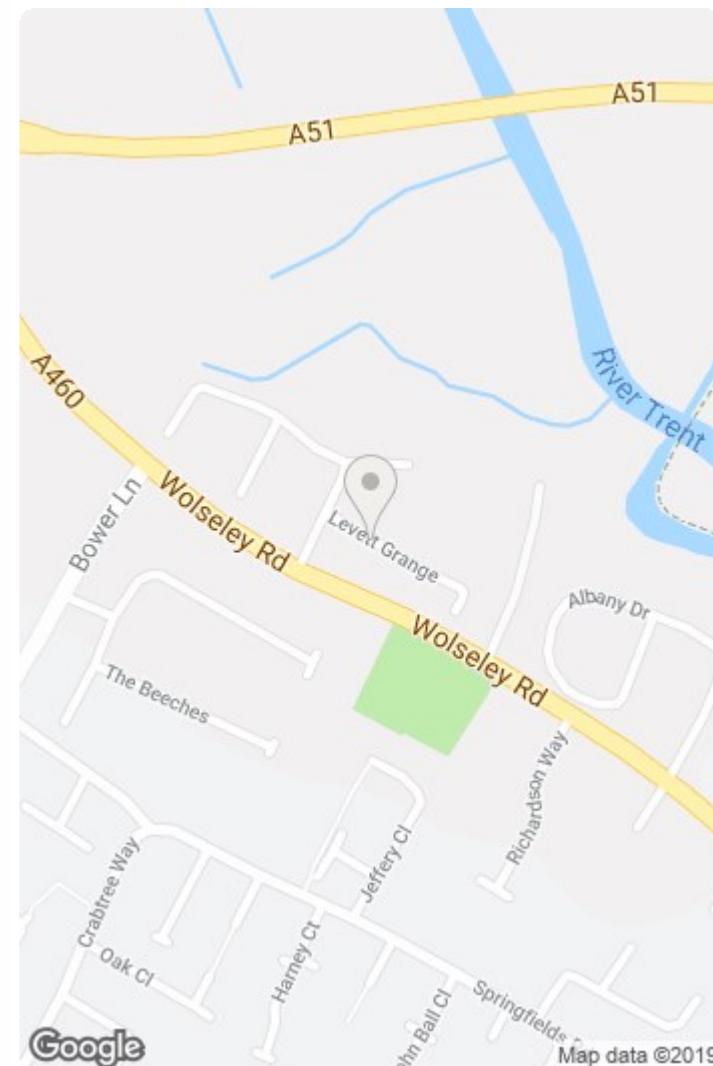




GROUND FLOOR



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
48-58 E			48-58 E		
37-47 F			37-47 F		
26-36 G			26-36 G		
15-25			15-25		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



