

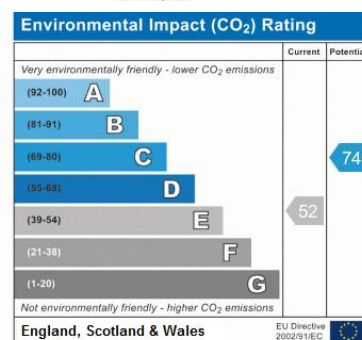
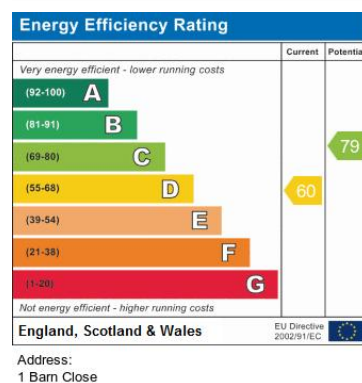
GROUND FLOOR



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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1 BARN CLOSE, BRERETON , WS15 1HY

£167,995



SEMI DETACHED PROPERTY ON POPULAR ESTATE

A three bedroomed semi detached family home in a popular location. Gas Central Heating and UPVC double -glazing. Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen. First Floor Landing, Three Bedrooms and Bathroom. Gardens to front and rear, Detached Garage. EPC RATING - D

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
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ENTRANCE HALL approached via a UPVC double-glazed front entrance door with side double-glazed window. Ceiling light point, radiator, UPVC double-glazed window to side aspect and stairs to first floor.

LOUNGE 15' 1" x 13' 9" (4.6m x 4.19m) having ceiling light point, under stairs storage cupboard, radiator and two UPVC double-glazed Bay windows to front aspect.

DINING ROOM 15' 2" x 12' 7" (4.62m x 3.84m) having two ceiling light points, built in book case with cupboards, radiator, UPVC double-glazed window to rear and UPVC double-glazed patio door to Conservatory.

CONSERVATORY 15' 3" x 7' 4" (4.65m x 2.24m) Brick and UPVC construction. Wall light point, tiled flooring, UPVC patio door into Dining Room and UPVC double-glazed door to Rear Garden.

KITCHEN 17' 6" x 9' 2" (5.33m x 2.79m) fitted with a range of wall and base units, inset stainless steel sink unit with drainer and mixer tap. Concealed ceiling spot lights, coving, free standing gas cooker and hob with top grill, appliance space for fridge and freezer, dishwasher and space and plumbing for washing machine. Part tiled walls, wall mounted boiler, radiator, tiled flooring and UPVC double-glazed window to rear aspect.

FIRST FLOOR LANDING approached via staircase from Hallway. Ceiling light point, access to loft space and storage cupboard housing water tank.

BEDROOM ONE 12' 2" x 9' (3.71m x 2.74m) having built in wardrobes providing ample hanging space. Ceiling light point, coving, radiator and UPVC double-glazed window to rear aspect.

BEDROOM TWO 9' 6" x 8' 6" (2.9m x 2.59m) having built in wardrobe providing ample hanging space. Ceiling light point, radiator and UPVC double-glazed window to front aspect.

BEDROOM THREE 8' 9" x 5' 6" (2.67m x 1.68m) having ceiling light point, radiator, and UPVC double-glazed window to rear aspect.



BATHROOM comprising of a close-coupled wc, corner vanity sink unit and corner shower cubicle with electric shower. Ceiling light point, plastic panelling to walls, heated towel rail and UPVC double-glazed window to front aspect.

OUTSIDE The front of the property is set back from the road having a side gate with pathway leading to front entrance door. Gravel area to the frontage with shrubs and hedged around the front. There is access across the front of property to next door neighbour's property. The rear garden is fully enclosed having a gravel patio area with paved stepping stones and stocked border with shrubs. Useful outside tap, having a paved pathway leading to the side pedestrian gate. Detached Garage having an up and over door and ceiling light point, power and small workshop space to the rear.

COUNCIL TAX
We understand the council tax to be band B

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

DIRECTIONAL NOTE
From our offices proceed over Horsefair and straight over the small mini-island. Bear right under the railway arches along the Brereton Road, turn left on to Lea Hall. The property can be found on the left-hand side.

