



Address:  
30 Seabrook Road

**IMPORTANT – PLEASE READ:** C residential for themselves and for the vendors or lessors of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of C residential has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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  
VAT No: 794 8967 40 Co Reg No: 4451994



30 SEABROOKE ROAD, BRERETON, RUGELEY, STAFFORDSHIRE, WS15 1HU

£220,000



## SPACIOUS BUNGALOW IN POPULAR LOCATION

This extended two bedroomed semi-detached bungalow is located in a popular location. UPVC double-glazed and Gas central heated. Open Plan Lounge/Diner/Kitchen. Inner Hallway, Two Bedrooms, Bathroom and Shower Room. Enclosed rear garden, Driveway providing off road parking and Single Garage. EPC rating C.

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN  
Tel: 01889 583377 Fax: 01889 586633



**OPEN PLAN LOUNGE/DINER** 24' 6" x 18' 4" (7.47m x 5.59m) approached via a UPVC double-glazed side entrance door. Ceiling light point, concealed ceiling spot lights, useful storage cupboard, two radiators, oak flooring, UPVC double-glazed window to side and two UPVC double-glazed patio doors to rear elevation.



**OPEN PLAN KITCHEN** 9' 6" x 8' 8" (2.9m x 2.64m) fitted with a range of matching wall and base units with inset stainless steel sink unit with drainer and mixer tap. Integrated appliances of four ring gas hob and double electric oven with extractor hood over, fridge, freezer and dishwasher. Ceiling light point, part tiled walls, further appliance space and plumbing for washing machine.



**INNER HALLWAY** having ceiling light point and access to loft space.

**BEDROOM ONE** 12' 3" x 10' 3" (3.73m x 3.12m) having built in wardrobe providing ample hanging space. Ceiling light point, vertical radiator and UPVC double-glazed window to front elevation.



**BEDROOM TWO** 12' 9" x 8' 8" (3.89m x 2.64m) having fitted cupboards. Two ceiling light points, radiator and UPVC double-glazed window to front elevation.

**BATHROOM** comprising of close-coupled wc with pedestal hand wash basin and panelled bath with main shower over head. Ceiling light point, extractor fan, fully tiled walls, shavers point, heated towel rail, ceramic flooring and UPVC double-glazed window to side elevation.



**SHOWER ROOM** comprising of close-coupled wc, pedestal hand wash basin and shower cubicle with mains shower. Ceiling light point, extractor fan, part tiled walls, heated towel rail, porcelain tiles and UPVC double-glazed window to side elevation.

**OUTSIDE** The front of the property is set back from the road, having a lawned frontage and driveway providing ample off road parking and two security lights. The rear garden is fully enclosed and is mainly laid to lawn with a decked patio area. Garden shed with power and having a side pedestrian gate providing access to Single Garage with up and over door, ceiling light point and power.



### 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](http://www.landregisteronline.gov.uk)



### DIRECTIONAL NOTE

From our offices proceed towards Horsefair and bear right under the bridges along the Brereton Road. Proceed past the Cedar Tree Hotel and take the turning on the left-hand side into Lea Hall Lane. Seabrook Road is the first turning on the left-hand side where the property is located identified by our For Sale board

