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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



residential

13 WATKISS DRIVE, RUGELEY, WS15 2PN

£170,000



NO UPWARD CHAIN

A semi-detached property benefiting from UPVC double-glazing and Gas central heating. Entrance Hall, Lounge, Dining Room and Fitted Kitchen. First Floor Landing with Three Bedrooms and Shower Room. Gardens to front and rear. SINGLE GARAGE.
EPC rating D

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Tel: 01889 583377 Fax: 01889 586633

ENTRANCE HALL approached via a composite double-glazed Entrance Door. Ceiling light point, radiator and stairs leading to the first floor.

LOUNGE 13' x 12' 5" (3.96m x 3.78m) having a feature fire surround housing a gas fire on marble hearth. Ceiling light point, coving and UPVC double-glazed bay window to front elevation. Access to



DINING ROOM 10' 5" x 8' 5" (3.18m x 2.57m) with ceiling light point, coving, radiator and UPVC double-glazed sliding patio door leading to the rear garden.



KITCHEN 10' 2" x 6' 10" (3.1m x 2.08m) fitted with a range of matching base and wall unit having an inset composite sink unit and drainer with mixer tap and tiled splashbacks. Integrated appliances of fridge/freezer, washing machine, electric oven with induction hob and extractor over. Concealed spotlights to ceiling, concealed wall mounted gas central heating boiler, UPVC double-glazed window to side aspect and UPVC double-glazed door leading to rear.



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



BEDROOM ONE 12' 6" x 9' 6" (3.81m x 2.9m) with ceiling light point, radiator and UPVC double-glazed window to front.

BEDROOM TWO 10' 5" x 9' 6" (3.18m x 2.9m) having a ceiling light point, radiator, useful storage cupboard and UPVC double-glazed window to rear.



BEDROOM THREE 9' 5" x 6' (2.87m x 1.83m) having a ceiling light point, radiator and UPVC double-glazed window to rear.



BATHROOM comprising of a close-coupled WC, vanity unit with inset hand wash basin and enclosed shower cubicle with overhead mains shower unit. Concealed spotlights to ceiling, co-ordinated wall tiling and UPVC double-glazed window to rear.

OUTSIDE The property is set back from the road behind a lawned frontage. A shared access driveway leads to the SINGLE GARAGE with up and over door. The rear garden is fully enclosed and has a paved patio area with mature lawn.

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 at Globe Island take the third exit off onto Western Springs Road. Continue through the traffic lights turning left into Green Lane. Follow the road up the hill turning left into Plovers Rise. Watkiss Drive is a turning on the right-hand side. The property is denoted by our For Sale board.

