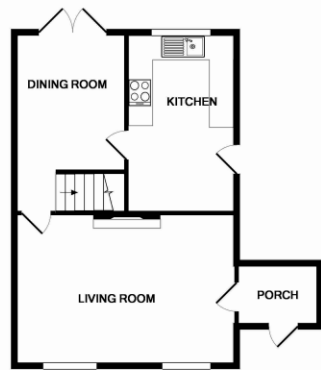


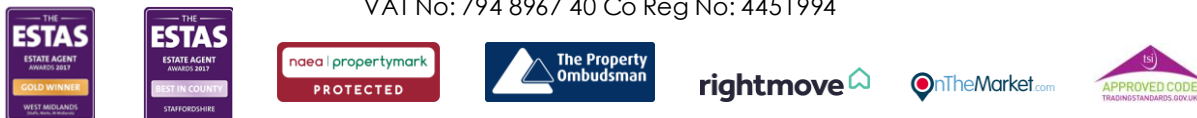
Address: 46 Fernwood Drive



1ST FLOOR

**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 and 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



46 FERNWOOD DRIVE, RUGELEY, STAFFORDSHIRE, WS15 2PZ

£155,000



**NO UPWARD CHAIN**

A three bedroomed semi detached property ideal for first timer buyers. Gas Central Heating and UPVC Double Glazing. Accommodation comprises Entrance Porch, Lounge, Dining Room and Kitchen. First Floor Landing, Three Bedrooms and Bathroom. Gardens to front and rear and Garage with allocated parking. EPC Rating D.

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

**ENTRANCE PORCH** approached via front entrance door, having a wall light and Aluminium doubled glazed windows to the front elevation.

**LOUNGE** 16' x 10' (4.88m x 3.05m) Having a electric fire stove and wall mounted 52"inch Bush TV. Two ceiling light points, coving, three wall lights, radiator and two UPVC double-glazed windows to the front elevation.

**DINING ROOM** 13' 6" x 8' 3" (4.11m x 2.51m) having ceiling light point, coving, radiator, downstairs storage cupboard. UPVC double-glazed French doors to rear garden, access to Kitchen and stairs leading to First Floor Landing.

**KITCHEN** 13' 3" x 7' 10" (4.04m x 2.39m) fitted with a range of matching wall and base units, composite sink with drainer and mixer tap. Integrated electric hob, extractor hood over and electric cooker. Two ceiling light points, part tiled walls, radiator and further appliance space for washing machine and fridge freezer. Breakfast Bar with cupboards and UPVC double-glazed window and door to rear elevation.

**FIRST FLOOR LANDING** having ceiling light point, loft access and two storage cupboards one housing combi boiler.

**BEDROOM ONE** 10' 5" x 10' 4" (3.18m x 3.15m) with fitted bedroom furniture of wardrobes, over bed cupboards and drawers. Ceiling light point, coving, radiator, and UPVC double-glazed window to rear elevation.

**BEDROOM TWO** 11' 4" x 9' 2" (3.45m x 2.79m) with fitted bedroom furniture of wardrobes, over bed cupboards and drawers. Ceiling light point, coving, radiator and UPVC double-glazed window to front elevation.

**BEDROOM THREE** 8' 9" x 6' 11" (2.67m x 2.11m) with fitted wardrobe, ceiling light point, coving, radiator, UPVC double-glazed window to front elevation.

**BEDROOM THREE** 8' 9" x 6' 11" (2.67m x 2.11m) with fitted wardrobe, ceiling light point, coving, radiator, UPVC double-glazed window to front elevation.



**BATHROOM** comprising of low-level wc, vanity hand wash basin and bathroom unit with panelled bath and shower attachment overhead. Ceiling light point, extractor fan, fully tiled walls, radiator and UPVC double-glazed window to rear elevation.

**OUTSIDE** The front of the property being accessed via pedestrian pathway and having lawned and hedged foregarden. The enclosed rear garden is tiered which has been paved and gravelled. Having a patio area, fish pond, built in BBQ, sun house and two garden sheds. Cast iron railings and pedestrian gate to rear access. Garage and parking to rear of property.

**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 office proceed along Western Springs Road and through the traffic lights and then left into Green Lane. Continue along and then take a right hand turn onto Plovers Rise and Fernwood Drive can be found on the left hand side. The property can be found on the left hand side, denoted by our FOR SALE board.

