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# Bridle Walk, Etchinghill, Rugeley

**£240,000**

## Features

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL TRANSPORT AND AMENITIES

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, coving, radiator and doors leading to Kitchen and Lounge.

### Fitted Kitchen 2.59m x 2.18m (8'6" x 7'2")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Electric cooker, space with plumbing for washing machine and further appliance space. Ceiling light point and upvc double glazed window to side aspect.

### Lounge/ Dining Room 6.10m x 3.28m (20'0" x 10'9")

Having wooden feature fire place with marble hearth and gas fire (with back boiler). Two ceiling light points, two radiators and upvc double glazed window to front aspect. Door leading to Inner Hallway.

### Inner Hallway

Having ceiling light point and doors leading to Two Bedrooms and Bathroom

### Bedroom One 3.89m x 2.74m (12'9" x 9'0")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 3.15m x 2.74m (10'4" x 9'0")

Having ceiling light point, radiator and double glazed sliding patio door to Rear Garden.

### Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, part tiling to walls and upvc double glazed window to side aspect. Airing cupboard housing hot water tank and shelving.

### Outside

Having a lawned fore garden with flower borders with tarmac driveway to Garage with up and over door, with light and power. A upvc door leads into the Enclosed Rear Garden with paved patio, step to lawn with borders, green house and further seating area.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

