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# Cornwall Court, Rugeley

## £180,000



### Features

- IDEAL PROPERTY FOR FIRST TIME BUYERS
- QUIET LOCATION CLOSE TO CANNOCK CHASE
- GARAGE AND PARKING TO REAR
- THREE BEDROOM EXTENDED PROPERTY

### Contact Us

**Chase Owl Estates**
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Rugeley
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## Full Description

**Entrance Hallway**
Approached from aluminium front entrance door with side screen and having ceiling light point, electric storage heater and stairs leading to First Floor Landing.

**Lounge** 3.89m x 3.15m (12'9" x 10'4")
Having wall mounted gas fire with hearth. Four wall lights and window to front aspect. Arch leading through to Dining Room.

**Dining Room** 5.16m x 2.57m (16'11" x 8'5")
Having wall lights, wall mounted electric heater and sliding patio door to Rear Garden. Door through to Kitchen.

**Fitted Kitchen**
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer, Gas cooker with extractor hood over, space with plumbing for washing macghine and further appliance space. Ceiling light point, useful larder cupboard, tiled flooring and electric wall heater. Open plan to Utility Area.

**Utility Area** 3.05m x 1.24m (10'0" x 4'1")
Having ceiling light point, appliance spaces, tiled flooring and window to rear aspect. Door to Rear Garden.

**First Floor Landing**
Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing hot water cylinder tank.

**Bedroom One** 3.84m x 3.25m (12'7" x 10'8")
Being fitted with a range of wardrobes. Ceiling light point, electric wall heater and window to front aspect.

**Bedroom Two** 2.57m x 2.39m (8'5" x 7'10")
Having ceiling light point, built in wardrobe and French upvc double glazed door to roof space.

**Bedroom Three** 3.05m x 1.78m (10'0" x 5'10")
Having ceiling light point, built in cupboard over the stairs and window to front aspect.

**Shower Room**
Comprising walk in shower cubicle, w.c and vanity hand wash basin. Inset ceiling lights, tiling to walls, laminate flooring, heated towel rail and window to rear aspect.

**Outside**
The front of the property is approached via pedestrian pathway and having a lawned fore garden with flower borders. To the rear of the property is a covered carport providing parking for one vehicle and gate to the enclosed Cottage style garden with planted borders and path to rear door. A Garage with roller shutter door with power, light and access door to the Garden.

**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











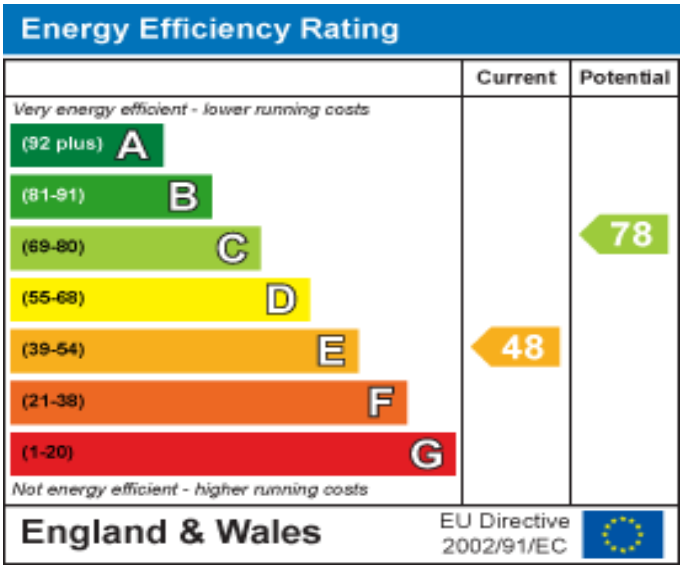












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
48
78
England & Wales
EU Directive 2002/91/EC

## Property Location

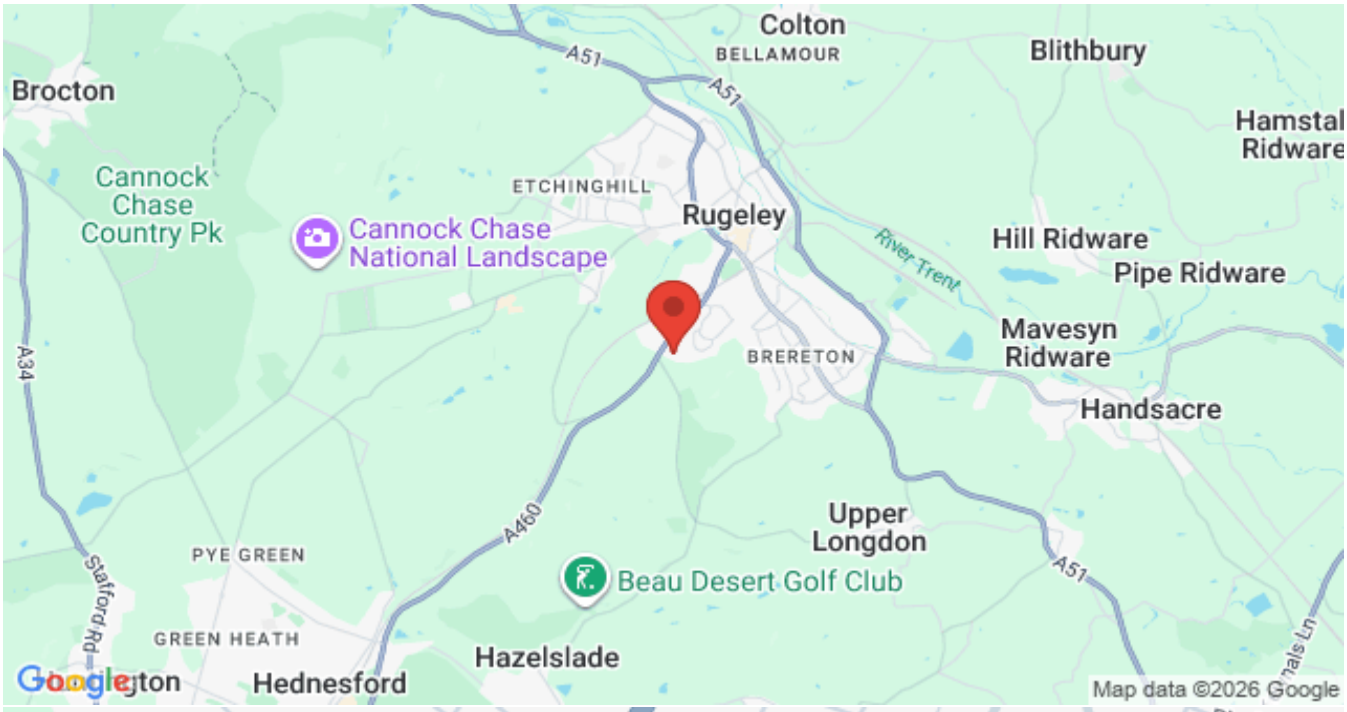





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