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# John Till Close, Rugeley

**£185,000**

## Features

- NO UPWARD CHAIN
- IDEAL FIRST TIME BUYERS PROPERTY
- CHANCEL SCHOOL CATCHMENT
- WELL PRESENTED THROUGHOUT

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, useful under stairs storage cupboard, laminate flooring and upvc double glazed window to front aspect. Stairs leading to the First Floor Landing.

### Lounge/ Dining Room 6.07m x 3.38m (19'11" x 11'1")

Having two ceiling light points, radiators, laminate flooring, coving, wall mounted electric fire and upvc double glazed window to front aspect. Upvc double glazed sliding patio doors leading to the Rear Garden.

### Fitted Kitchen 3.20m x 2.84m (10'6" x 9'4")

Being fitted with a range of matching base and wall units with work surfaces over, incorporating inset stainless steel sink unit with drainer and mixer tap. Built in electric oven with hob and extractor hood over. Ceiling light point, space with plumbing for washing machine, radiator, laminate flooring, further appliance space and upvc double glazed window to rear aspect. Upvc door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, access to loft space, airing cupboard housing the gas central heating boiler and upvc double glazed window to side aspect.

### Bedroom One 4.11m x 2.92m (13'6" x 9'7")

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

### Bedroom Two 3.33m x 1.93m (10'11" x 6'4")

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

### Bedroom Three 2.69m x 2.62m (8'10" x 8'7")

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

### Bathroom

Comprising of WC, pedestal hand wash basin and paneled bath with overhead electric shower and glazed shower screen. Ceiling light point, part tiling to walls, heated towel rail, tiled flooring and upvc double glazed window to rear aspect.

### Outside

The property a lawned fore garden with a paved off road parking. A side gate giving access to the enclosed rear garden. The rear is a good size with a paved seating area, outside water tap, useful brick store, lawned garden and stocked borders.

### 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

