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# John Till Close, Rugeley

**£215,000**

## Features

- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

Approached from composite front entrance door with glass inset and having ceiling light point, coving, radiator, useful under stairs storage cupboard and window to front aspect. Stairs leading to First Floor Landing.

### Lounge/ Dining Room 6.15m x 3.43m (20'2" x 11'3")

Having two ceiling light points, radiators, coving and upvc double glazed window to front aspect. Upvc double glazed French doors to Rear Garden.

### Fitted Kitchen 3.20m x 2.64m (10'6" x 8'8")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel bowl sink with mixer tap. Electric cooker with extractor hood over and space with plumbing for washing machine. Ceiling light point, coving, tiling to walls 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, radiator, airing cupboard housing hot water cylinder, loft access being part boarded with light and upvc double glazed window to side aspect.

### Bedroom One 3.51m x 2.95m (11'6" x 9'8")

Having built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.25m x 2.03m (10'8" x 6'8")

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

### Bedroom Three 3.56m x 2.13m (11'8" x 7'0")

Having ceiling light point, radiator, coving, cupboard housing boiler and upvc double glazed window to front aspect.

### Bathroom

Being fitted with walk in shower cubicle with rain shower over, panelled bath with side mixer tap, w.c and hand wash basin. Ceiling light point, heated towel rail, laminate flooring, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden and tarmac driveway for parking. A side gate leads into the enclosed rear garden with paved patio, a decked seating area, lawn with borders and brick shed.

### 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

