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Lanehead Walk, Etchinghill, Rugeley

£225,000



Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC LOCATION
- CORNER PLOT SUITABLE FOR POSSIBLE EXTENSION
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS

Contact Us

Chase Owl Estates

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Full Description

Entrance Porch

Approached from upvc front entrance door with side screen and having ceiling light point, laminate flooring, wall mounted boiler and doors leading to Bedroom Four and Breakfast Kitchen.

Bedroom Four 5.18m x 2.18m (17'0" x 7'2")

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect. French upvc doors to Rear Garden and door to Bathroom.

Downstairs Bathroom

Comprising shaped paneled bath with shower over, w.c and vanity hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to side aspect.

Fitted Breakfast Kitchen 4.42m x 2.82m (14'6" x 9'3")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob, space with plumbing for washing machine and useful under stairs storage. Ceiling light points, radiator and upvc double glazed window to rear aspect. Sliding upvc door to Lean to and Rear Garden and double doors to Lounge.

Lounge 4.50m x 4.47m (14'9" x 14'8")

Having a wooden feature fire surround with hearth. Two wall lights, radiator and upvc double glazed window to front aspect. Upvc door to front aspect and stairs leading to First Floor Landing.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing hot water cylinder tank. Upvc double glazed window to side aspect.

Bedroom One 3.28m x 2.54m (10'9" x 8'4")

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

Bedroom Two 3.84m x 2.54m (12'7" x 8'4")

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

Bedroom Three 2.82m x 1.85m (9'3" x 6'1")

Having ceiling light point, radiator, useful over stairs storage cupboard and upvc double glazed window to front aspect.

Bathroom

Comprising paneled bath, pedestal hand wash basin and w.c. Ceiling light point, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is located on a corner plot and having tarmac driveway providing parking for several vehicles and flower borders. The enclosed rear garden is well maintained and having paved patio to steps down to lawn, fish pond, stocked borders and further seating area. Outside tap.

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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

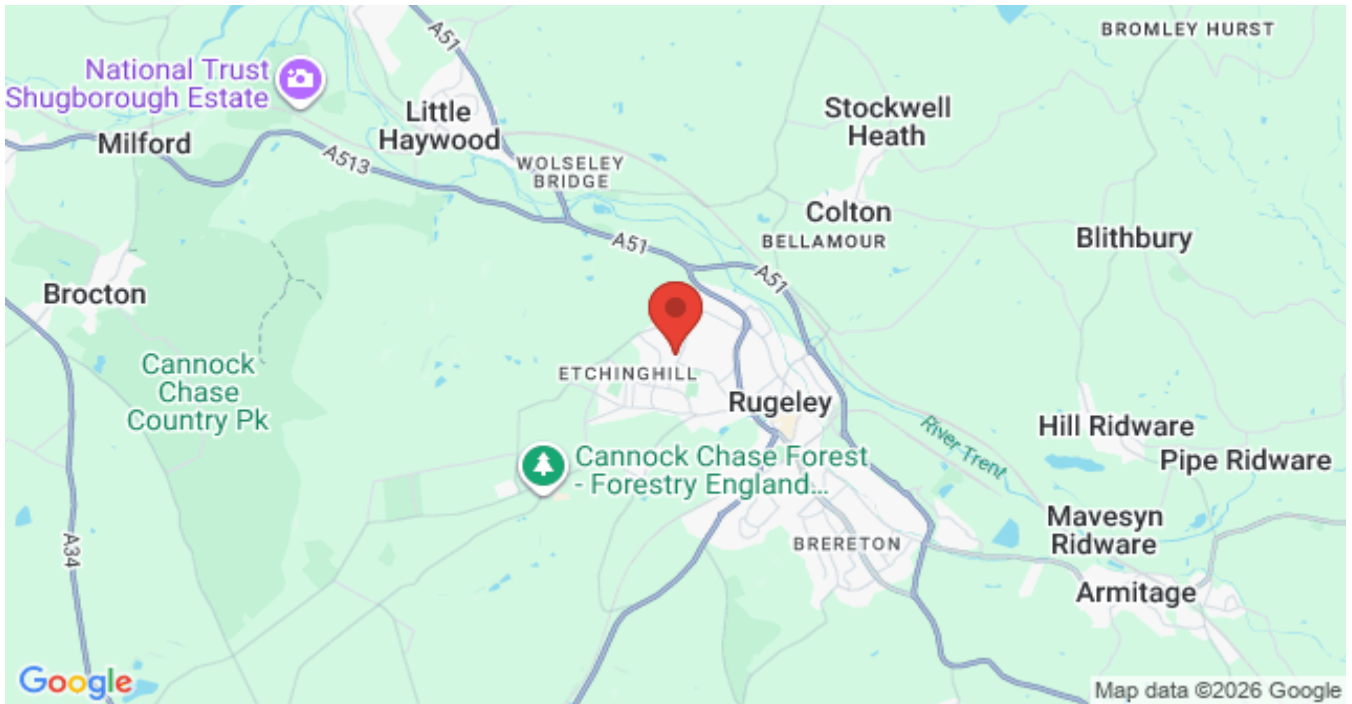


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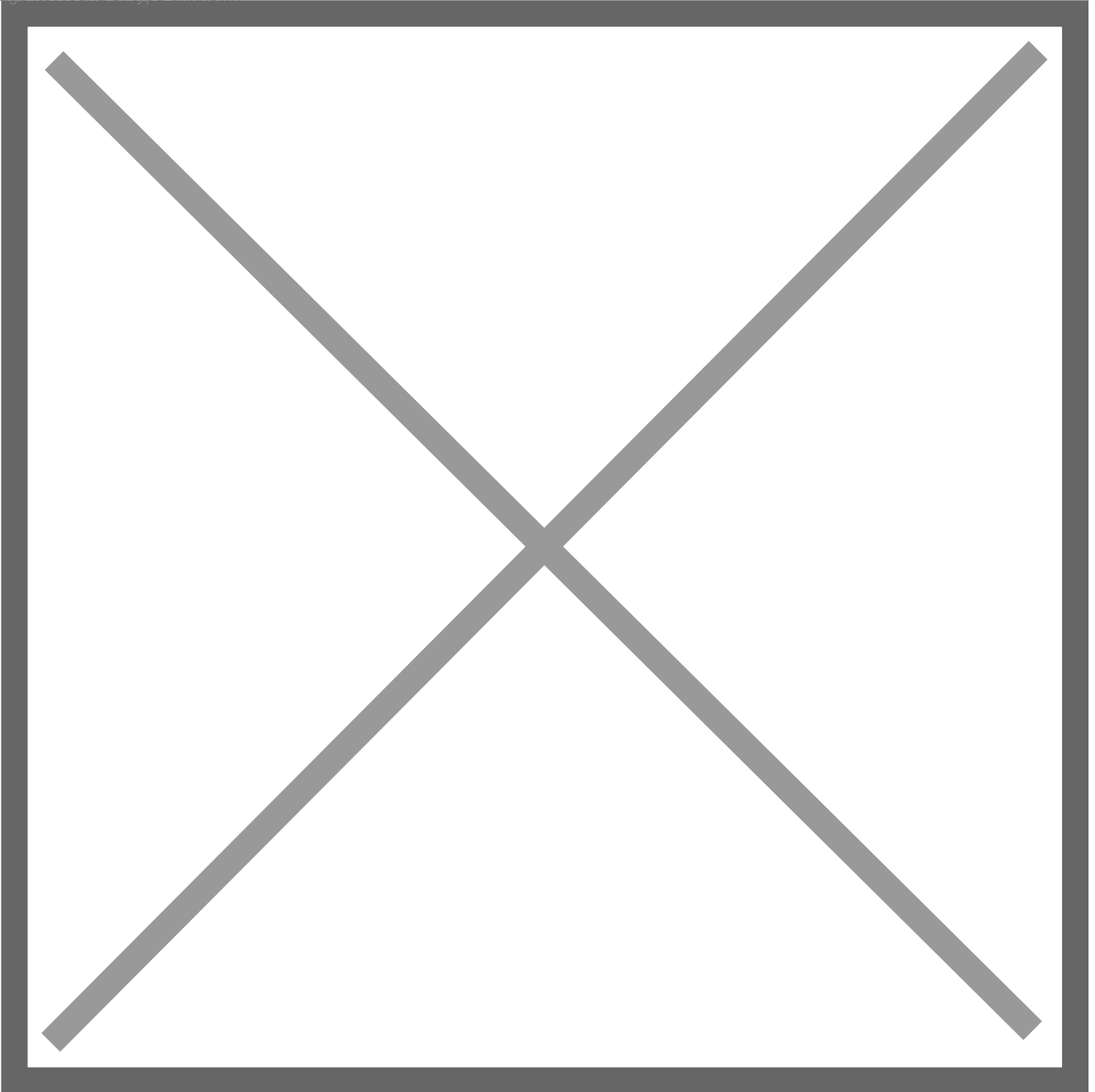


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