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# March Banks, Rugeley

**£235,000**

## Features

- NO UPWARD CHAIN
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door with window to front aspect. Having ceiling light point, laminate flooring and further door to Lounge.

### Lounge 5.18m x 4.45m (17'0" x 14'7")

Having brick feature fire place with gas fire on hearth. Three wall lights, laminate flooring, radiator and upvc double glazed window to front aspect. Open plan to Dining Room.

### Dining Room 2.62m x 2.59m (8'7" x 8'6")

Having ceiling light point, radiator, laminate flooring, useful storage cupboard, wall mounted boiler and French upvc doors to Rear Garden. Again open plan to Kitchen.

### Fitted Kitchen 3.38m x 1.83m (11'1" x 6'0")

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. Double built in electric oven with gas hob and extractor over, Space for washing machine and further appliance space. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing hot water cylinder tank.

### Bedroom One 4.06m x 2.62m (13'4" x 8'7")

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

### Bedroom Two 2.77m x 2.64m (9'1" x 8'8")

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

### Bedroom Three 2.84m x 1.80m (9'4" x 5'11")

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

### Wet Room

Comprising walk in shower area, hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden with borders. A Tarmac driveway provides parking for several vehicles and this in turn leading to Garage with up and over door. The enclosed Rear Garden is accessed via the Garage and having paved patio to lawn with borders, pond and 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

## Property Location

