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# Moat Way, Handsacre, Rugeley

**£199,995**

## Features

- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### **Lounge** 4.32m x 4.19m (14'2" x 13'9")

Approached from upvc front entrance door. Having ceiling light point, two radiators and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

### **Breakfast Kitchen** 4.34m x 3.15m (14'3" x 10'4")

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 and extractor over, space for washing machine and further appliance space. Two ceiling light points, radiator and two upvc double glazed windows to rear aspect. Upvc door to side elevation.

### **First Floor Landing**

Approached from stairs in Lounge and having ceiling light point, airing cupboard housing new combination boiler, loft access with ladder and being boarded and upvc double glazed window to side aspect.

### **Bedroom One** 3.61m x 2.39m (11'10" x 7'10")

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

### **Bedroom Two** 3.20m x 2.11m (10'6" x 6'11")

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

### **Bedroom Three** 2.16m x 2.11m (7'1" x 6'11")

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

### **Bathroom**

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

### **Outside**

The front of the property having a lawned foregarden with flower borders. Driveway providing for off road parking with gate leading to the enclosed rear garden. This having paved patio to lawn, shed 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

