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# Phoenix Close, Rugeley

**£210,000**

## Features

- ADJACENT TO TRENT AND MERSEY CANAL
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Approached from Hardwood front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

### Lounge 3.94m x 2.97m (12'11" x 9'9")

Having ceiling light point, radiator, decorative dado rail and two upvc double glazed windows to front aspect.

### Breakfast Kitchen 4.22m x 2.69m (13'10" x 8'10")

Being fitted with a range of cream high gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, five ring gas hob and extractor hood over. Integrated dishwasher, fridge/ freezer and washer/ dryer. Two ceiling light points, designer radiator, useful larder cupboard and upvc double glazed window to rear aspect. Sliding patio door to Conservatory.

### Conservatory 3.76m x 2.46m (12'4" x 8'1")

Being constructed of upvc double glazed frame and having radiator and door leading into the Rear Garden.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard housing the combination boiler.

### Bedroom One 4.04m x 2.90m (13'3" x 9'6")

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

### Bedroom Two 2.90m x 2.01m (9'6" x 6'7")

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

### Bathroom

Comprising paneled bath with shower over with screen, pedestal hand wsh basin and w.c. Ceiling light point, extractor fan, part tiling to walls, heated towel rail and upvc double glazed window to rear aspect.

### Outside

The front of the property having a graveled fore garden with pathway to front entrance door. Having one allocated parking space and further visitors. The enclosed rear garden having paved patio to lawn with mature shrub borders which leads to a paved seating area of porcelain tiles with views over looking the Trent and Mersey Canal. An access gate leading back to the front of the property.

### 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

