



## Thistle Close, Etchinghill

£190,000



### Features

- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION

### Contact Us

#### Chase Owl Estates

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## **Full Description**

### **Entrance Hallway**

Approached from upvc front entrance door with side screen and having light point,, radiator and useful storage cupboard. Sliding door to Fitted Kitchen and door to Lounge.

### **Fitted Kitchen (8'7" x 8'6")**

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 tile splash. Cooker point and two further appliance spaces. Ceiling light point, radiator and window to side aspect. Door to Porch.

### **Lounge (18'8" x 10'0")**

Having a brick feature fire place with inset gas fire on hearth. Two ceiling light points, radiator and wall lights. Upvc double glazed bay window to front aspect and door to Inner Hallway.

### **Inner Hallway**

Having wall light, loft access and airing cupboard.

### **Bedroom One (10'0" x 10'4")**

Having ceiling light point, built in wardrobe, radiator and door to Lean To.

### **Bedroom Two (10'6" x 8'3")**

Having ceiling light point, built in wardrobe, radiator and window to rear aspect.

### **Lean To (19'3" x 8'2")**

Having wall lights, radiators and sliding upvc double glazed door to Rear Garden.

### **Shower Room**

Comprising walk in shower cubicle. w,c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls and flooring and upvc double glazed window to side aspect.

### **Outside**

The property is situated on a corner plot with a lawned fore garden with borders and further flower borders to the side. Tarmacadam driveway leading to Good sized Garage with wooden opening doors and housing the combination boiler with power and light. Access door leading into the enclosed rear garden which is mainly laid to patio with steps to raised well stocked borders.

### **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



GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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