



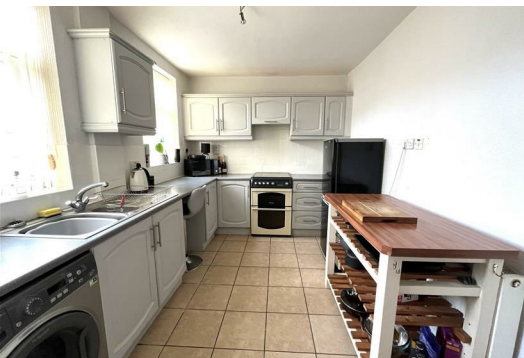
## 17 Park View Terrace

, Rugeley, WS15 2RN

**£175,000**



Chase Owl are pleased to market this three bedroom semi detached home. Close to local amenities, being ideal for First Time Buyers or Investors with off road parking to rear. Entrance Hallway, Lounge, Fitted Kitchen, Inner Lobby to Guest Cloakroom. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with off road parking to rear.





### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

### Lounge 12'5" x 12'0" (3.78m x 3.66m)

Having brick feature fireplace with inset electric fire on hearth. Ceiling light point, radiator, laminate flooring, useful under stairs storage cupboard and upvc double glazed window to front aspect.

### Fitted Kitchen 14'3" x 8'6" (4.34m x 2.59m)

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. Cooker point, space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, tiled flooring, pantry cupboard with light/power and two upvc double glazed windows to rear aspect. Further door to Inner Lobby.

### Inner Lobby to Guest Cloakroom

Inner Lobby having ceiling light point, tiled flooring and upvc double glazed door to Rear Garden.

Guest Cloakroom; Comprising w.c, light point, tiled flooring and cupboard housing combination boiler.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access with ladder, light and being boarded with Velux Window.

### Bedroom One 10'6" x 9'10" (3.20m x 3.00m)

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

### Bedroom Two 10'10" x 9'1" (3.30m x 2.77m)

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

### Bedroom Three 7'8" x 7'6" (2.34m x 2.29m)

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, airing cupboard and upvc double glazed window to front aspect.

### Outside

The front of the property having pathway to gated garden being laid with gravel. The rear garden having double gates to provide off road parking, 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.

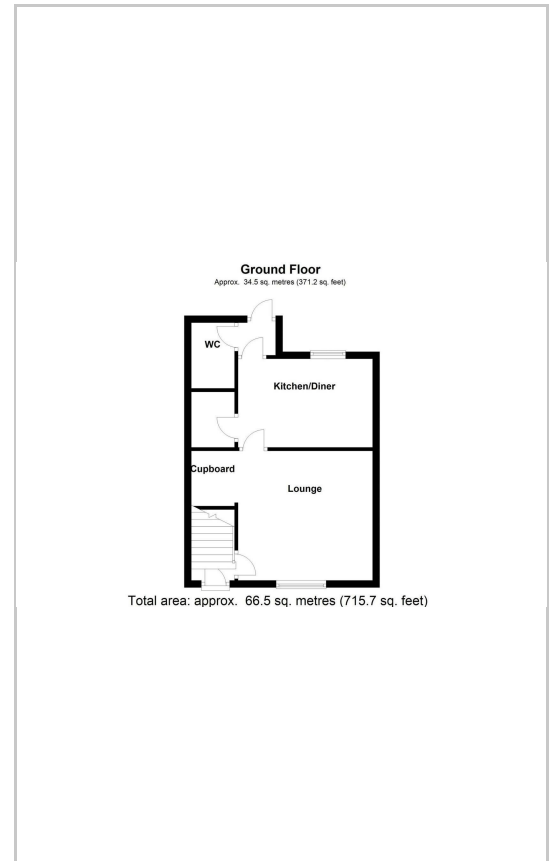
### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

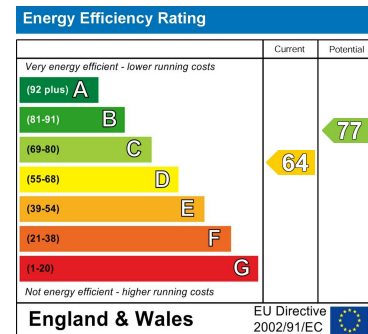
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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