



## 65 Birch Lane

Brereton, Rugeley, WS15 1EJ

**£190,000**



Chase Owl are pleased to market this three bedroom semi detached home. Being ideal for First Time Buyers, close to local amenities and walking distance to Cannock Chase. Having Entrance Hallway, Lounge / Dining Room, Fitted Kitchen and Downstairs Bathroom. First Floor Landing to Three Bedrooms and Separate W.C. Driveway for off road parking and Gardens to front and rear.



### Entrance Hallway

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

### Downstairs Bathroom

Comprising panelled bath with mixer tap, shower over with screen and vanity hand wash basin. Ceiling light point, heated towel rail, extractor fan, tiling to walls and upvc double glazed window to side aspect.

### Lounge/ Dining Room 20'1" x 11'2" (6.12m x 3.40m)

Having ceiling light point, radiators, useful storage cupboard, coving and upvc double glazed windows to front and rear aspects. Door to Kitchen.

### Fitted Kitchen 12'5" x 9'4" (3.78m x 2.84m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating stainless steel sink with drainer and tiled splash. Electric cooker, space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Composite door leading to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access to combination boiler, having light and ladder and upvc double glazed window to front aspect.

### Bedroom One 13'2" x 10'6" (4.01m x 3.20m)

Having ceiling light point, radiator and upvc double glazed windows to side and rear aspects.

### Bedroom Two 13'9" x 9'11" (4.19m x 3.02m)

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

### Bedroom Three 9'2" x 9'8" (2.79m x 2.95m)

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

### Separate w.c

Comprising w.c with vanity sink inset, radiator, ceiling light point, half tiling to walls and upvc double glazed window to side aspect.

### Outside

The front of the property having driveway and a lawned fore garden with borders. A side gate allowing access to the good sized rear garden having lawns with borders, shed, brick built storage shed and outside tap.

### Agents Notes

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.

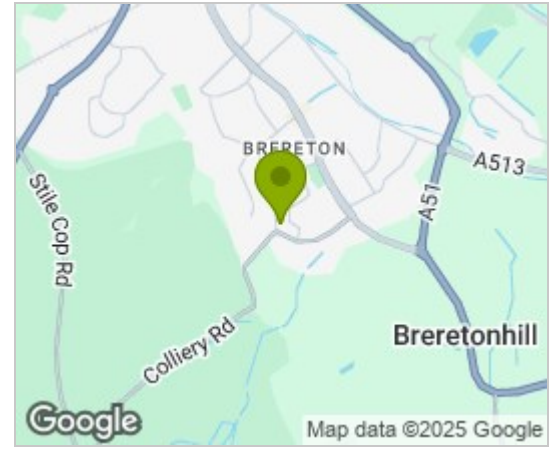
Fixtures and Fittings:

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.

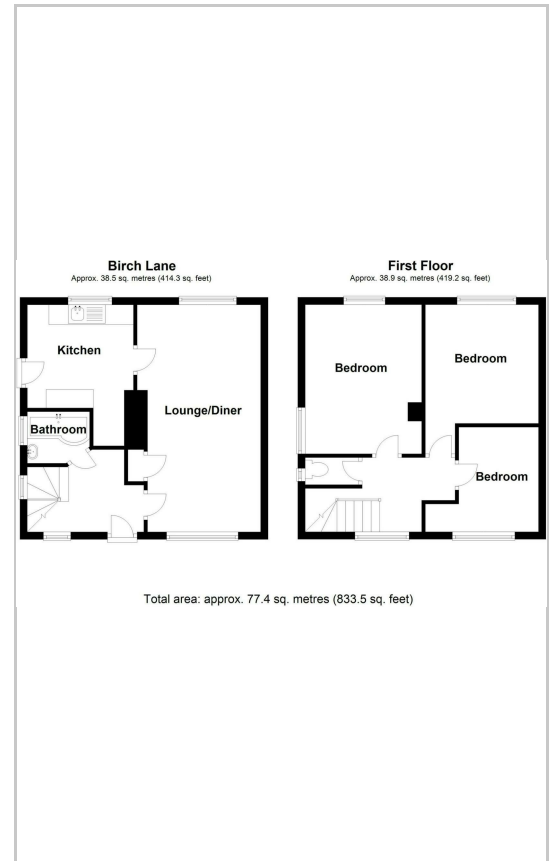
Money Laundering;

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

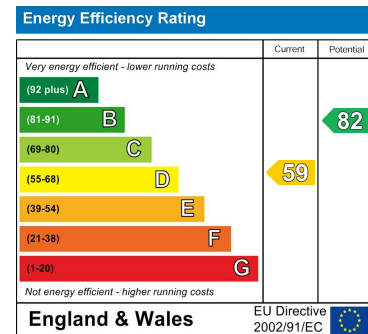
### Area Map



### 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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

