



138 Wolseley Road

, Rugeley, WS15 2ET

Offers in excess of £380,000



Chase Owl are pleased to market this well presented four bedroom detached family home. Being situated on a corner plot, in the Catchment for Chancel School and walking distance to local amenities. Entrance Porch to Hallway, Lounge, Fitted Kitchen, Dining Room, Guest Cloaks/Utility Room. First Floor Landing to Four Bedrooms and Shower Room. Plentiful Parking to Garage and Good sized Private Garden to rear.



Entrance Porch

Approached from upvc French doors with side screens and having further door to Reception Hallway.

Reception Hallway

Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing. Double doors leading into Lounge.

Lounge 19'5" x 15'5" (5.92m x 4.70m)

Having a brick feature fire place with inset gas fire on tiled hearth. Four wall lights, coving, radiators and upvc double glazed windows to side and front aspects.

Fitted Kitchen 13'3" x 10'0" (4.04m x 3.05m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Gas hob with extractor over, built in double electric oven and integrated dishwasher. Floor mounted boiler, ceiling light point, useful larder cupboard and upvc double glazed window to side aspect.

Dining Room 18'10" x 12'4" (5.74m x 3.76m)

Having wall lights, two radiators, coving and upvc double glazed window to side aspect. Sliding upvc doors allowing access to the enclosed rear garden,

Guest Cloaks/ Utility Room

Guest Cloaks; Comprising w.c and vanity hand wash basin. Light point and window to rear aspect.

Utility Area; Having space with plumbing for washing machine, light point and useful storage.

First Floor Landing

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

Bedroom One 13'5" x 10'3" (4.09m x 3.12m)

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

Bedroom Two 10'2" x 8'9" (3.10m x 2.67m)

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

Bedroom Three 10'9" x 8'5" (3.28m x 2.57m)

Having ceiling light point, radiator, coving, a range of fitted wardrobes, airing cupboard housing hot water tank and upvc double glazed window to rear aspect.

Bedroom Four 11'10" x 7'1" (3.61m x 2.16m)

Being " L" shaped and having ceiling light point, radiator, useful over the stairs storage cupboard and upvc double glazed window to rear aspect.

Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiled flooring and upvc double glazed window to rear aspect.

Outside

The property is located on a corner plot with hedgerow border with a lawned foregarden and stocked borders. A block paved driveway provides parking for several vehicles which in turn leads to Garage with up and over door, having light, power and access to the Rear Garden. Further block paved driveway to front of the property. A pedestrian gate allows access to the private enclosed Rear Garden, being a particular feature of the property. This being mainly laid to lawn with flower borders, a covered arbour, patio seating area, fish pond and outside tap. A second gate to front elevation.

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.

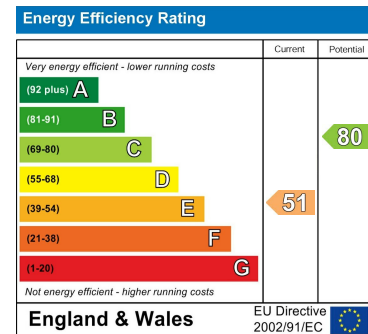
Area Map



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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