chase owl estates

81 Levett Grange

, Rugeley, WS15 2FB

£285,000

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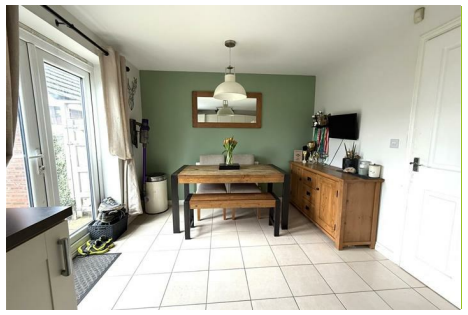


Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, tiled flooring and doors to Guest Cloakroom and Lounge.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan and tiled flooring.

Lounge

17'6" x 11'9" (5.33m x 3.58m)

Having ceiling light point, two radiators, useful storage cupboard and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

Breakfast Kitchen

16'0" x 10'1" (4.88m x 3.07m)

Being fitted with a range of wall an dbase mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven, gas hob and extractor fan over. Integrated dishwasher, washing machine and space for fridge/freezer. Ceiling light points, radiator, wall mounted boiler, tiled flooring and upvc double glazed window to rear aspect. French doors to Rear Garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access being part boarded and the current vendor has built over the bulk head a single cabin bed (can easily be removed)

Master Bedroom

12'0" x 11'2" (3.66m x 3.40m)

Having ceiling light point, radiator, two built in wardrobes and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising double walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail and upvc double glazed window to front aspect.

Bedroom Two

11'0" x 7'3" (3.35m x 2.21m)

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

Bedroom Three

8'8" x 8'5" (2.64m x 2.57m)

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

Bathroom

Comprising panelled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, extractor fan and part tiling to walls.

Outside

The property having a driveway for several vehicles and in turn leads to Garage with up and over door, with light and power. A pedestrian gate gives access to the Rear Garden having paved patio to lawn, further seating area and outside tap/lighting.

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

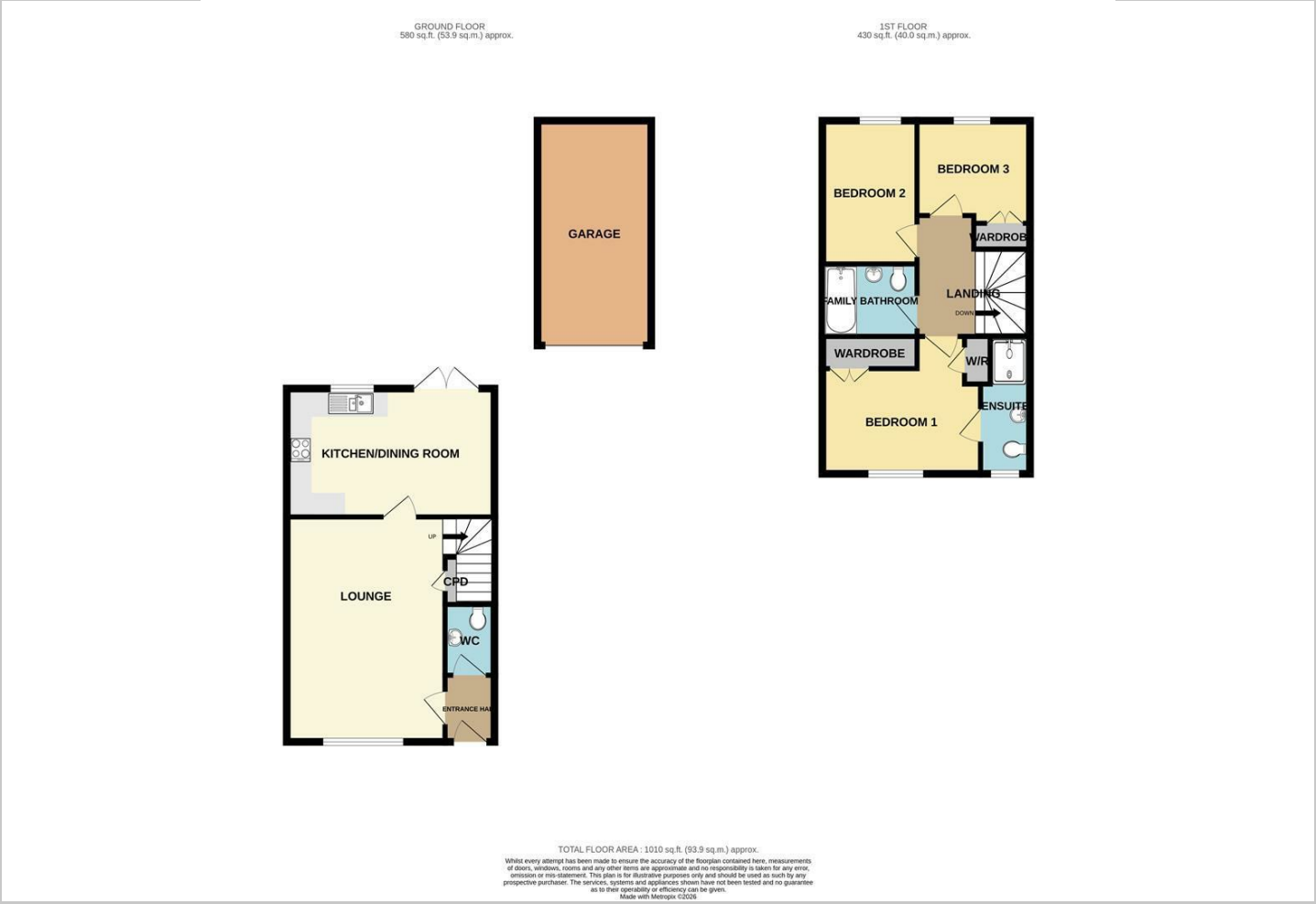
room measurements quoted in these sales particulars are approximate.
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by 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.

Road Map

Hybrid Map

Terrain Map

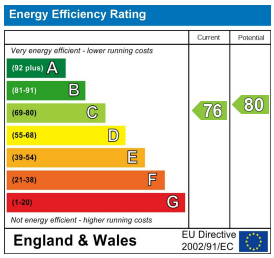
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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