



52 Huntsmans Walk

, Rugeley, WS15 2SN

£260,000



Chase Owl are pleased to market this well presented three bedroom link detached property. Being offered with NO UPWARD CHAIN, situated in a quiet cul de sac location, close to local amenities. Having Entrance Porch, Lounge, Breakfast Kitchen and Conservatory. First Floor Landing to Three Bedrooms and Bathroom. Driveway for several vehicles to Garage and Garden to rear.

Entrance Porch

Lounge 16'9" x 14'8" (5.11m x 4.47m)

Breakfast Kitchen 14'8" x 10'6" (4.47m x 3.20m)

Conservatory 17'1" x 9'0" (5.21m x 2.74m)

First Floor Landing

Bedroom One 15'6" x 8'8" (4.72m x 2.64m)

Bedroom Two 10'1" x 8'9" (3.07m x 2.67m)

Bedroom Three 9'4" x 5'11" (2.84m x 1.80m)

Bathroom

Outside

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 69, Potential: 85

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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