chase owl estates

39 Aneurin Bevan Place

, Rugeley, WS15 2QE

Offers in the region of £155,000

3 1 1 C

Chase Owl are pleased to market this three bedroom terraced home. Being ideal for first time buyers, close to local amenities and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge/ Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Shower Room. Gardens to front and rear with potential off road parking.

Entrance Hallway
Approached from upvc double glazed front entrance door with side screen. Having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge/ Dining Room 21'4" x 10'9" (6.50m x 3.28m)
Having a wooden feature fire surround with inset gas fire on hearth. Two ceiling light points, radiator and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 13'10" x 8'11" (4.22m x 2.72m)
Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, appliance spaces and useful under stairs storage cupboard. Ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 13'2" x 11'10" (4.01m x 3.61m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 13'2" x 8'7" (4.01m x 2.62m)
Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to rear aspect.

Bedroom Three 9'0" x 8'11" (2.74m x 2.72m)
Having ceiling light point, radiator, airing cupboard housing combination boiler and upvc double glazed window to front aspect.

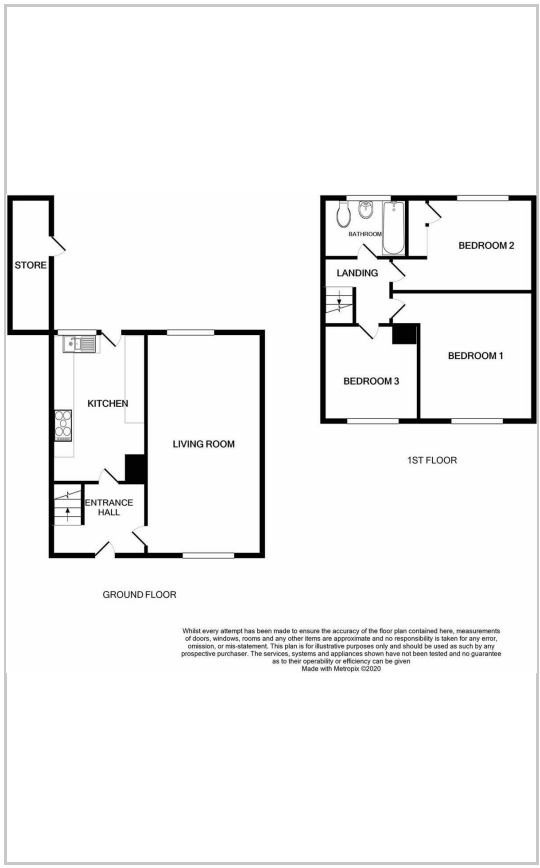
Shower Room
Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Two ceiling light points, radiator, tiling to walls and upvc double glazed window to rear aspect.

Outside
The front of the property is accessed via pedestrian pathway and having a lawned foregarden. The enclosed rear garden being mainly laid to lawn with paved patio, brick outhouse and paved off road parking area with double gates leading to the court at the rear.

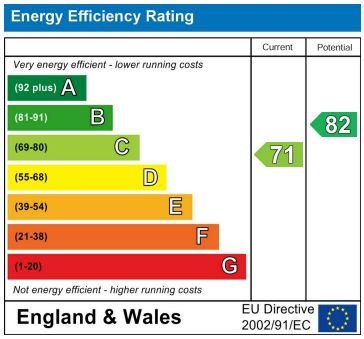
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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 firms 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