



84 Green Lane

, Rugeley, WS15 2AR

£195,000



Chase Owl are pleased to market this spacious three bedroom end terraced town house. Being ideal for First Time Buyers and Investors with being walking distance to local amenities and transport links. Having Entrance Hallway, Guest Cloakroom, Breakfast Kitchen and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Off road parking for two vehicles and Enclosed SOUTH FACING Rear Garden.



Entrance Hallway

Approached from upvc double glazed front entrance door and having two ceiling light points, radiator, laminate flooring, useful under stairs storage and stairs leading to First Floor Landing. Further upvc door leading to Rear Garden.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, useful cloaks cupboard and upvc double glazed window to front aspect.

Breakfast Kitchen 11'0" x 9'11" (3.35m x 3.02m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, ceiling light point and upvc double glazed window to front aspect.

Lounge 14'10" x 10'7" (4.52m x 3.23m)

Having a feature fire surround with inset electric fire on hearth. Four wall lights, radiator, coving and sliding upvc double glazed patio door to Rear Garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point and loft access.

Bedroom One 14'2" x 8'5" (4.32m x 2.57m)

Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 11'10" x 8'3" (3.61m x 2.51m)

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

Bedroom Three 8'11" x 7'7" (2.72m x 2.31m)

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

Bathroom

Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Ceiling light point, heated towel rail, laminate flooring and upvc double glazed window to front aspect.

Outside

The front of the property having a block paved driveway providing parking for two vehicles. The SOUTH FACING enclosed Rear garden being mainly laid to lawn with paved patio and shed.

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.

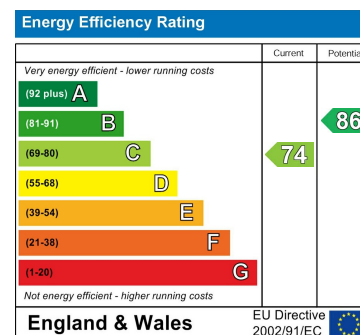
Area Map



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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