chase owl estates

80 Green Lane

, Rugeley, WS15 2AR

£169,950

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Entrance Porch

Approached via upvc double glazed front entrance door with side screen and having light point with door to Kitchen, Cloaks room and access to Hallway.

Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point and extractor fan.

Entrance Hallway

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

Fitted Kitchen

10'9" x 9'8" (3.28m x 2.95m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker with extractor over, space with plumbing for washing machine, dishwasher and fridge/freezer. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Lounge

14'2" x 9'8" (4.32m x 2.95m)

Being fitted with a feature fire surround. Three wall lights, radiator and upvc double glazed window to rear aspect.

Playroom/ Study

10'11" x 5'7" (3.33m x 1.70m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed windows to side and rear aspects. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and good sized storage cupboard housing combination boiler with shelving.

Bedroom One

15'8" x 8'7" (4.78m x 2.62m)

(formally 2 bedrooms) Having ceiling light point, radiator and two upvc double glazed windows to rear aspect.

Bedroom Two

13'7" x 7'10" (4.14m x 2.39m)

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

Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling lights, radiator, part tiling to walls and upvc double glazed window to front aspect.

Outside

The front of the property having driveway for two vehicles with planted borders. The enclosed rear garden is accessed via gate to rear and being mainly laid to lawn with paved patio, shed and being SOUTH FACING.

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.

Tel: 01889 358172

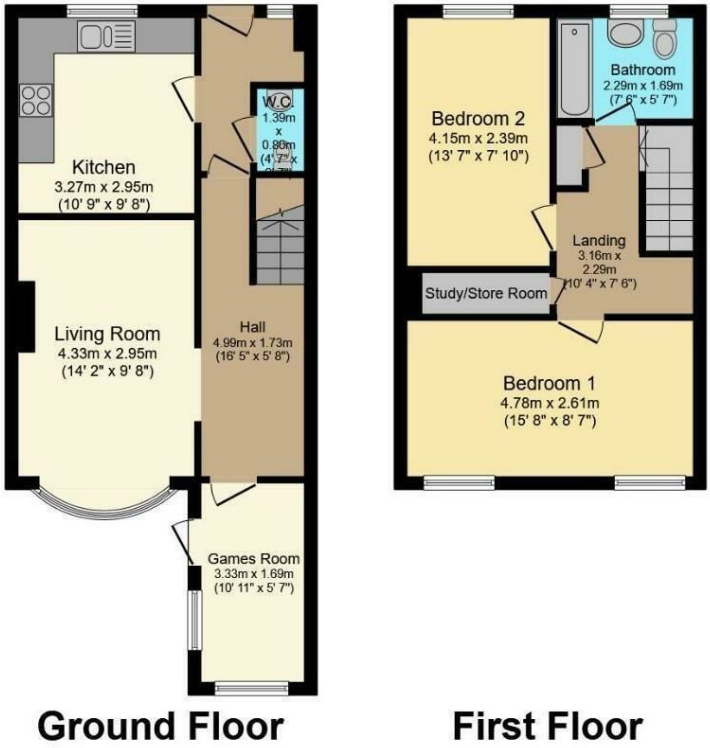
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Road Map

Hybrid Map

Terrain Map

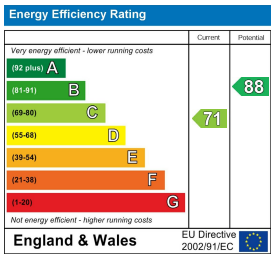
Floor Plan



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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