chase owl estates

28 Chadsfield Road

, Rugeley, WS15 2QL

Offers in excess of £350,000

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Entrance Hallway

Approached from composite front entrance door with side screens. Having inset lights, laminate flooring, radiator and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising vanity hand wash basin and w.c. Inset ceiling lights, radiator and laminate flooring.

Lounge

14'7" x 11'9" (4.45m x 3.58m)

Having two ceiling light points, radiator and upvc double glazed window to front aspect. Door to Dining Room.

Family Breakfast Kitchen

10'10" x 10'11" (3.30m x 3.33m)

Being fitted with a range of shaker style wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in eye level electric oven, halogen hob with extractor over. Integrated dishwasher, fridge, freezer and space for washing machine. Inset ceiling lights, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc French doors to Rear Garden and upvc door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder and walk in airing cupboard housing combination boiler. Upvc double glazed window to side aspect.

Bedroom One

12'11" x 10'9" (3.94m x 3.28m)

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

Bedroom Two

10'9" x 9'7" (3.28m x 2.92m)

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

Bedroom Three

10'1" x 9'11" (3.07m x 3.02m)

Having ceiling light point, radiator, built in cupboard and upvc double glazed windows to front and side aspect.

Bathroom

Comprising panelled bath with rain head shower over and screen, vanity hand wash basin and closet w.c. Inset lights, heated towel rail, tiling to walls, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden. Blocked paved driveway providing parking for several vehicles leading to Garage with roller shutter door, having light, power and access door to Rear Garden. A pathway leading to side entrance into the good sized enclosed rear garden and this being mainly laid to lawn with raised planted borders and outside tap.

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

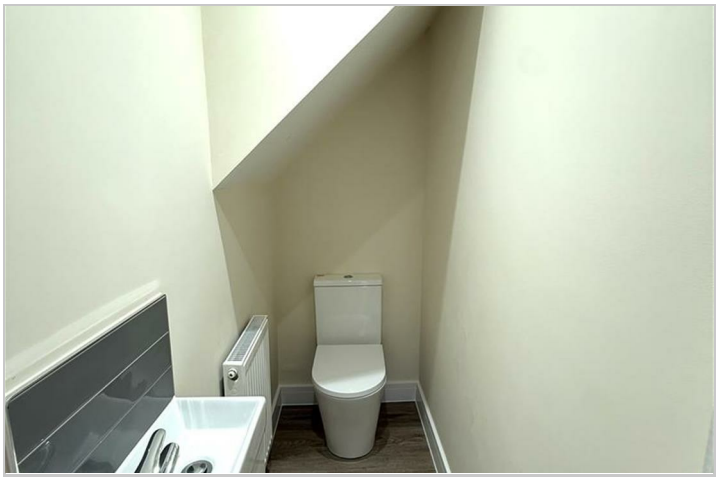
workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

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

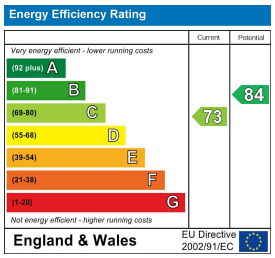
Terrain Map

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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