chase owl estates

35 Hardie Avenue

, Rugeley, WS15 1NU

£190,000

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Entrance Porch

Approached from a composite front entrance door. Having light point, radiator, laminate flooring and further door to Hallway.

Reception Hallway

Having inset ceiling lights, radiator, laminate flooring and stairs to First Floor Landing. Door to Breakfast Kitchen.

Open Plan Kitchen

12'11" x 10'0" (3.94m x 3.05m)

KITCHEN; 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. Built in electric oven, gas hob with extractor over. Inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. Being open plan to ;

DINING AREA; Having ceiling light point, radiator, laminate flooring, wall lights and sliding upvc double glazed door Conservatory.

Lounge

12'1" x 9'10" (3.68m x 3.00m)

Having log burner on tiled grate. Ceiling light point, radiator and upvc double glazed window to front aspect.

Conservatory

15'10" x 8'6" (4.83m x 2.59m)

Being constructed of brick base with upvc double glazed frame and having wall lights, laminate flooring, radiator and upvc double glazed sliding patio door to Rear Garden.

Utility Room

Accessed from Kitchen and having ceiling light point, laminate flooring, radiator, space for appliances and upvc double glazed door to side elevation.

Guest Cloakroom

Comprising w.c. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect.

First Floor Landing

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

Bedroom One

13'1" x 10'7" (3.99m x 3.23m)

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

Bedroom Two

12'6" x 8'8" (3.81m x 2.64m)

Again with built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three

8'5" x 7'8" (2.57m x 2.34m)

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

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, radiator, airing cupboard with shelving and housing combination boiler and upvc double glazed window to front aspect.

Tel: 01889 358172

Outside

The front of the property having a wrought iron fence allowing access for off road parking. A pedestrian gate leading to the low maintaince front garden with planted borders, steps to front entrance door and a gate allowing access to the good sized enclosed rear garden. This being a particular feature of the property and having paved patio, steps to lawn with planted borders, water feature, two sheds, outside tap and power.

Agents Note

PLEASE NOTE THAT THE FLOORS HAVE BEEN REPLACED ON THE PROPERTY FOR RED ASH PURPOSES SO ANY PURCHASER CAN BUY WITH A MORTGAGE.

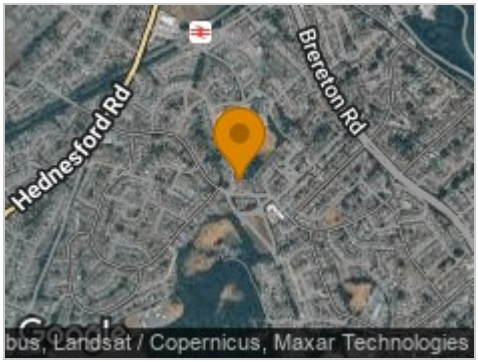
Agents Notes

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:

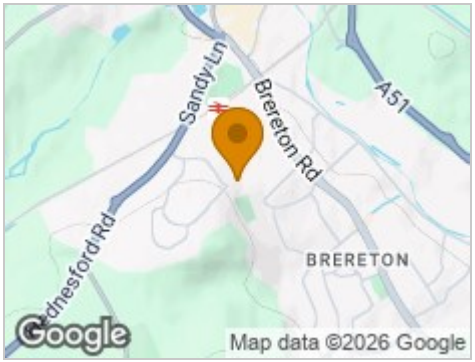
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce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

Road Map

Hybrid Map



Terrain Map

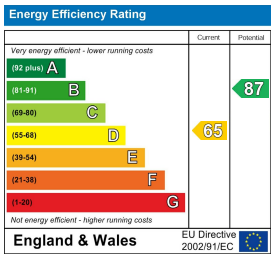


Floor Plan

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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