chase owl estates

25 Gorseburn Way

, Rugeley, WS15 2XA

£240,000

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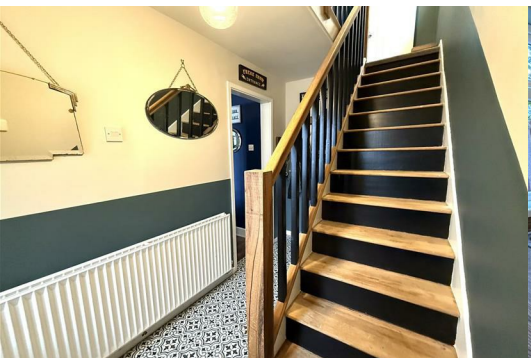
Chase Owl are pleased to market this well presented three bedroom semi detached home, situated within a quiet cul de sac. Being offered with NO UPWARD CHAIN, ideal for First Time Buyers and walking distance to local amenities. Having Entrance Hallway, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Refitted Bathroom. Driveway to Garage and Gardens to front and rear.



Entrance Hallway
Approached from composite front entrance door and having ceiling light point, radiator, tiled flooring, useful cloaks cupboard and stairs leading to First Floor Landing.

Lounge 15'9" x 11'5" (4.80m x 3.48m)
Having a decorative open grate with tiled hearth and wooden mantle over. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect. Arch to Dining Room.

Dining Room 8'10" x 8'5" (2.69m x 2.57m)
Having ceiling light point, radiator, laminate flooring and French upvc doors to Rear Garden. Arch to Kitchen.

Fitted Kitchen 9'6" x 8'5" (2.90m x 2.57m)
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, washing machine, space for dishwasher and fridge/freezer. Wall mounted boiler, ceiling light point, tiled flooring and upvc double glazed window to side aspect and rear aspects. Upvc door to Rear Garden.

First Floor Landing
Approached from stairs in hallway and having ceiling light point, loft access, two storage cupboards and upvc double glazed window to side aspect.

Bedroom One 13'6" x 11'8" (4.11m x 3.56m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 11'10" x 10'2" (3.61m x 3.10m)
Having ceiling light point, wooden floorboards, radiator and upvc double glazed window to rear aspect.

Bedroom Three 6'7" x 6'5" (2.01m x 1.96m)
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Refitted Bathroom
Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls and two upvc double glazed windows to rear aspect.

Outside
The front of the property having a lawned fore garden. Driveway leading to Garage with up and over door, having light and power. Side gate allows access to the tiered low maintaince rear garden with paved patio, steps to gravelled borders, shed and outside tap.

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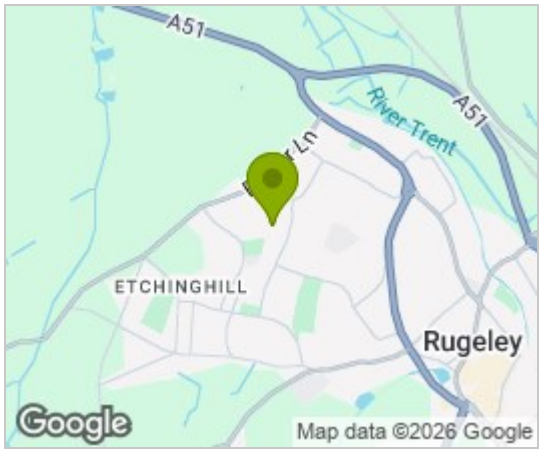
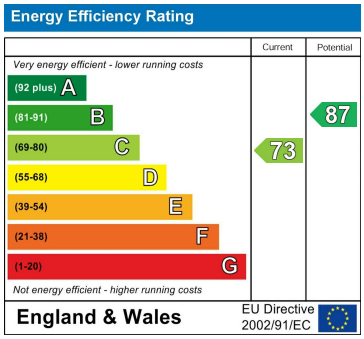
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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

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