chase owl estates

39 Cambrian Lane

, Rugeley, WS15 2XH

£195,000

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Entrance Porch

Approached from upvc double glazed front entrance door with side screen. Ceiling light point, radiator, two useful storage cupboard and upvc double glazed window to side aspect. Door to Lounge.

Lounge

16'1" x 15'6" (4.90m x 4.72m)

Being fitted with wooden feature fire surround with inset living flame gas fire . Two wall lights, radiator and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors leading to Breakfast Kitchen.

Breakfast Kitchen

16'11" x 10'8" (5.16m x 3.25m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Gas cooker, space with plumbing for washing machine and larder cupboard. Two ceiling light points, radiator, tiled flooring and two upvc double glazed windows to rear aspect. Upvc door to side elevation.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and upvc double glazed window to side aspect.

Bedroom One

13'1" x 8'2" (3.99m x 2.49m)

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

Bedroom Two

13'1" x 9'9" (3.99m x 2.97m)

Having built in wardrobe with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three

10'1" x 7'8" (3.07m x 2.34m)

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

Shower Room

Comprising walk in shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, part tiling to walls, tiled flooring, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

Outside

The front of the property is accessed via pedestrian pathway and having paved path with steps to lawn and front entrance door. A side gate allows access to the enclosed Rear Garden with paved patio, lawn with borders and access door to Garage. This having an up and over door with parking to front.

Agents Note

The property is fitted with Solar Panels.

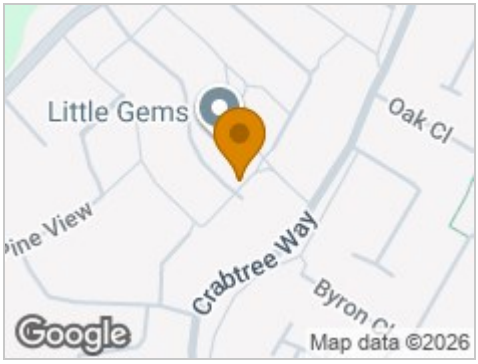
Agents Notes

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

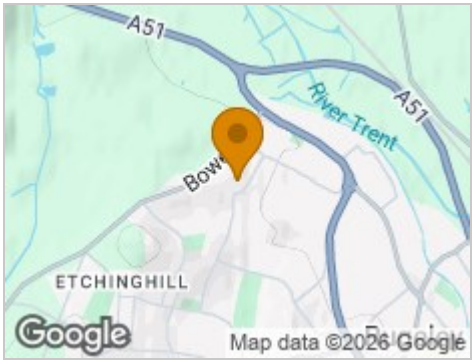
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers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

Road Map



Hybrid Map

Terrain Map

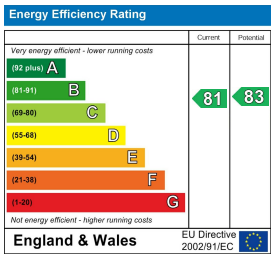


Floor Plan

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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