

34 Flaxley Road

, Rugeley, WS15 1LY

Offers in the region of £140,000

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Chase Owl are pleased to market this three bedroom mid terraced town house. Being offered with NO UPWARD CHAIN, situated in a quiet cul de sac and suitable for First Time Buyers. Having Entrance Hallway, Lounge, Fitted Kitchen and Utility Room. First Floor Landing, Three Bedrooms, Refitted Bathroom and Separate W.C. Gardens to front and rear.







Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 19'3" x 11'1" (5.87m x 3.38m)
Having two ceiling light points, radiators and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 16'5" x 10'11" (5.00m x 3.33m)
Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap and tiled splashback. Built in electric oven, hob with extractor over and cupboard housing combination boiler. Ceiling light point, radiator and upvc double glazed window and door to Rear Garden. Open to Utility.

Utility Room
Again being fitted with a range of wall and base mounted units with work surfaces over. Ceiling light point, useful under stairs cupboard and upvc double glazed window and door to Front elevation.

First Floor Landing
Approached from stairs in Hallway and having ceiling ;light point, loft access and airing cupboard with shelving.

Bedroom One 11'2" x 10'0" (3.40m x 3.05m)
Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator, built in cupboard and upvc double glazed window to front aspect.

Bedroom Two 13'4" x 8'9" (4.06m x 2.67m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 10'10" x 6'3" (3.30m x 1.91m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Refitted Bathroom
Comprising panelled bath with shower over and screen and vanity hand wash basin. Inset ceiling lights, extractor fan, heated towel rail and upvc double glazed window to rear aspect.

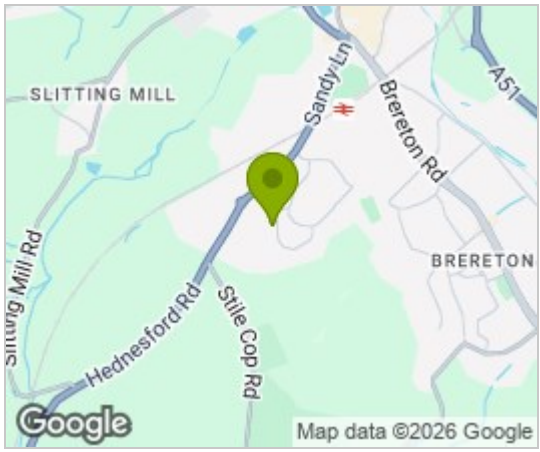
Separate W.C
Comprising w.c, inset ceiling lights and upvc double glazed window to rear aspect.

Outside
The property being situated in a quiet cul de sac and having a walled fore garden laid to lawn. Pathway leading to Front Entrance Door. The enclosed Rear Garden having a gravelled patio , lawn with borders and shed.

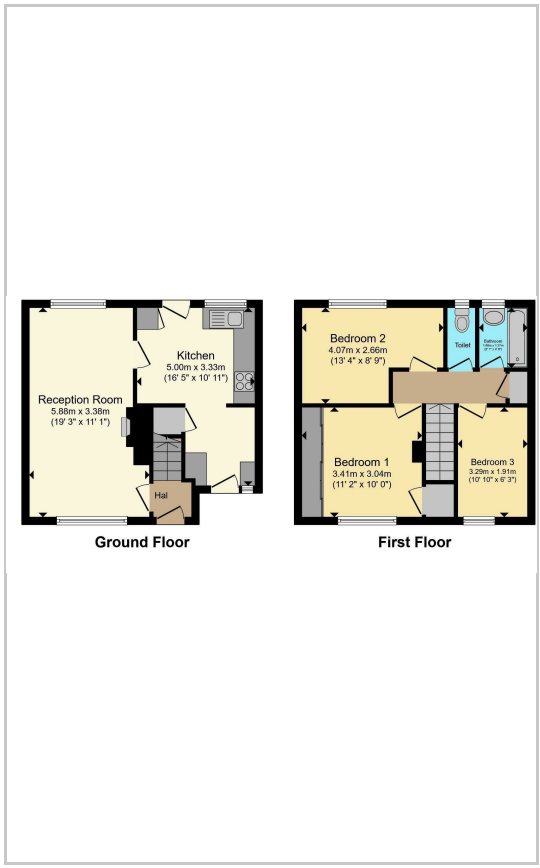
Agents Notes
THE PROPERTY IS RED ASH CLEAR SO CAN BE PURCHASED WITH A MORTGAGE.

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.

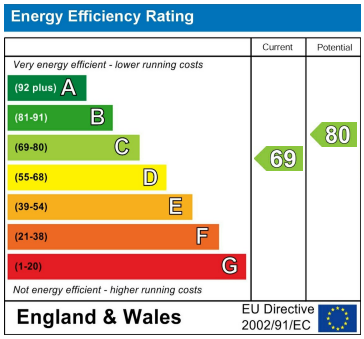
Area Map



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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