chase owl estates



8 Foxglove Close

Etchinghill, Rugeley, WS15 2SJ

£280,000

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Entrance Porch
Approached from composite front entrance door with window to front aspect. Having light point, tiled flooring and door leading to Lounge.

Lounge
16'1" x 14'8" (4.90m x 4.47m)
Having feature fire place with electric fire on tiled hearth. Ceiling light point, radiator, coving, wood paneling to walls and upvc double glazed window to front aspect.Double doors leading into Kitchen.Stairs leading to First Floor Landing.

Breakfast Kitchen
8'11" x 9'4" (2.72m x 2.84m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in double electric oven, five ring gas hob with extractor hood over and appliance spaces for dishwasher, fridge and washing machine. Inset ceiling lights, coving and upvc double glazed window to rear aspect. French doors leading to Rear Garden. Open plan to Dining Area.

Dining Area
13'8" x 8'2" (4.17m x 2.49m)
Having ceiling light point, radiator and access door to Bedroom Four.

Bedroom Four
15'2" x 6'10" (4.62m x 2.08m)
Previously The Garage and having two ceiling light points and radiator.

Boot Room
Having ceiling light point, coving and door to Shower Room.

Downstairs Shower Room
Comprising double walk in shower cubicle, w.c and pedestal hand wash basin. Inset ceiling lights, tiled flooring and walls, heated towel rail and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Lounge and having ceiling light point, loft access, being part boarded with light and ladder and airing cupboard housing NEW combination boiler.

Bedroom One
12'4" x 8'7" (3.76m x 2.62m)
Having built in wardrobes. Ceiling light point, radiator, wood paneling to walls and upvc double glazed window to front aspect.

Bedroom Two
10'11" x 8'7" (3.33m x 2.62m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
7'10" x 5'10" (2.39m x 1.78m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Refitted Shower Room
Comprising walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, tiling to walls and laminate flooring, heated towel rail, blue tooth mirror and upvc double glazed window to rear aspect.

Outside
The front of the property having a gravelled driveway

providing parking for several vehicles which in turn leads to Garage space with roller shutter door. To the rear of the property is a well maintained enclosed Garden with gravel patio, covered gazebo with built in bbq and storage, lawn with borders, two sheds, outdoor light, power and outside tap. Gate to rear for further access.

Agents Notes

We have not tested any of the electrical, central heating/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.

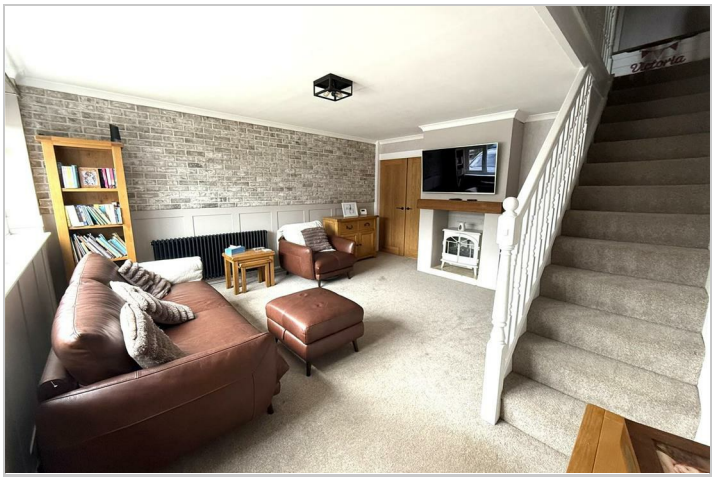
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.









Road Map



Hybrid Map



Terrain Map

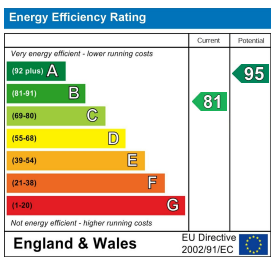


Floor Plan

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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