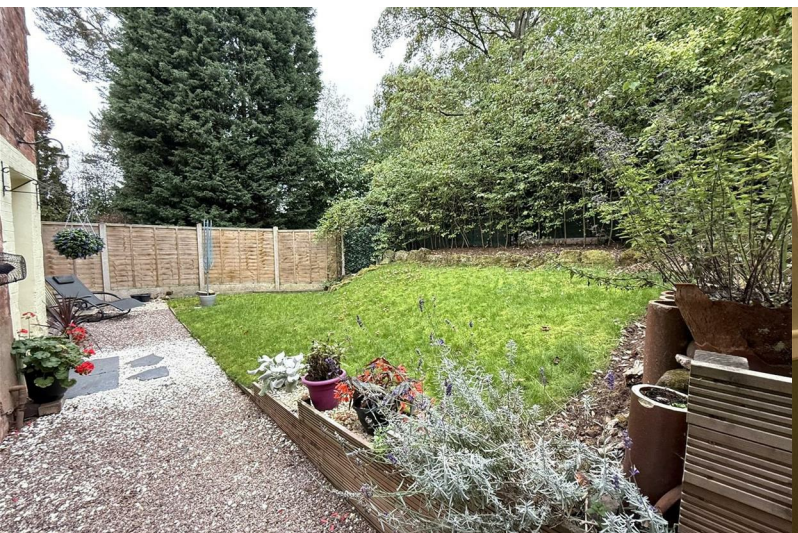


Chaseley House Peakes Road

Etchinghill, Rugeley, WS15 2NB

£220,000

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Fitted Kitchen
14'2" x 13'11" (4.32m x 4.24m)
Approached from hardwood front entrance door. Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap. Two built in electric ovens, space with plumbing for washing machine and fridge freezer. Breakfast Island with base units and work surface over, incorporating inset induction hob and providing seating for dining. Inset ceiling lights, radiator, useful pantry cupboard housing combination boiler and laminate flooring. Window to front aspect and door leading to Enclosed Garden. Steps down to Study and leading through to Lounge.

Inner Lobby
Having steps down to Study, light point and useful storage area.

Study
10'3" x 7'0" (3.12m x 2.13m)
Having ceiling light point, radiator, laminate flooring and window to front aspect.

Lounge
16'9" x 14'4" (5.11m x 4.37m)
Having a feature fire surround with cast iron open fire on a tiled grate. Ceiling light point, wooden beams to ceiling, two wall lights, half wood panelling to walls, laminate flooring and radiator. Wooden sash window over looking the enclosed Rear Garden.

Hallway
Approached from the Lounge and having ceiling light point, stone tiled flooring and stairs leading to Bedrooms.

Downstairs Bathroom
Comprising freestanding bath with shower attachment, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, tiled wall and flooring and radiator.

Bedroom Two
10'5" x 7'11" (3.18m x 2.41m)
Having ceiling light point, radiator and window to front aspect.

Bedroom One
14'1" x 10'4" (4.29m x 3.15m)
Having ceiling light point, radiator and window to front aspect. Door to En Suite.

En Suite Shower Room
Comprising walk in shower cubicle, w.c and vanity hand wash basin. Inset ceiling lights, radiator, laminate flooring and part tiling to walls.

Outside
The property is situated on a private gravelled driveway adjacent to Chaseley House. Having an allocated parking space with plentiful space for visitors parking. A communal Communal Courtyard Garden to the front of the property. The private rear garden having a gravelled seating area to lawn and borders. A brick built storage shed with power and leading back through to the courtyard and parking.

Agents Note
The property is LEASEHOLD with a term of 999 years form 27th August 2021. The vendor has advised us that they pay £130.00 per month service charge, covering communal areas, lighting, building insurance and driveway.

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



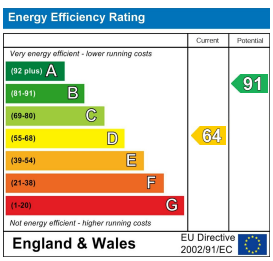
Floor Plan



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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk