chase owl estates



28 John Till Close

, Rugeley, WS15 2AF

£220,000

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Chase Owl are pleased to market this well presented three bedroom semi detached home. Situated in a sought after location, walking distance to local amenities and ideal for First Time Buyers/Investors. Having Entrance Hallway, Lounge/ Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and Enclosed Garden to rear.







Entrance Hallway
Approached from upvc double glazed front entrance door with window to front aspect. Having ceiling light point, radiator, laminate flooring and useful storage cupboard. Stairs leading to First Floor Landing.

Lounge / Dining Room 20'3" x 11'2" (6.17m x 3.40m)
Having two ceiling light points, radiators, coving and upvc double glazed window to front aspect. Double glazed sliding patio doors to Rear Garden and being open plan to Kitchen.

Fitted Kitchen 10'6" x 8'11" (3.20m x 2.72m)
Being fitted with a range of wall and base mounted units with work surface over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Electric cooker with gas hob and extractor hood over, space with plumbing for washing machine, tumble dryer and fridge/freezer. Inset ceiling lights, radiator, tiled flooring and upvc double glazed window to rear aspect.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access, coving and airing cupboard housing combination boiler.

Bedroom One 13'5" x 9'11" (4.09m x 3.02m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 10'11" x 6'6" (3.33m x 1.98m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 11'5" x 9'4" (3.48m x 2.84m)
Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

Bathroom
Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiled flooring and two upvc double glazed windows to rear aspect.

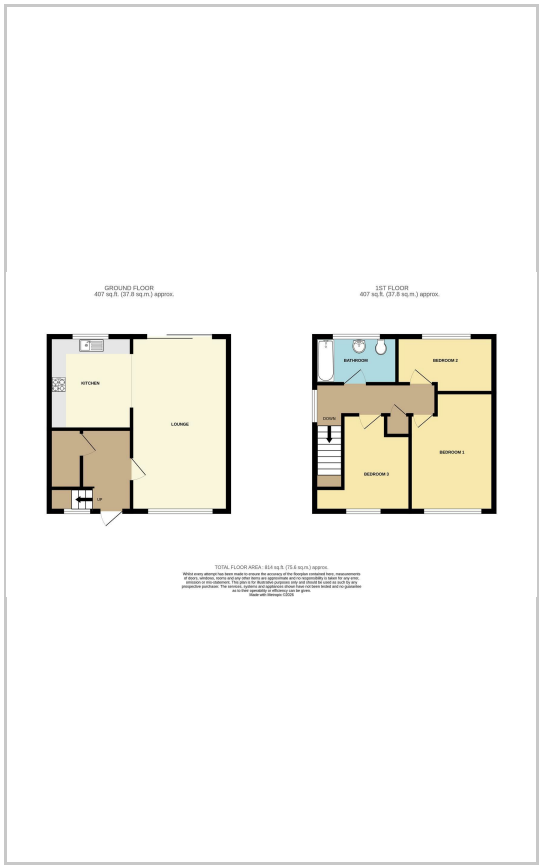
Outside
The front of the property having a gravelled fore garden and paved driveway for off road parking. A side gate allows access into the Enclosed Rear Garden which is mainly laid to lawn with a paved seating area, brick shed and outside tap.

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.

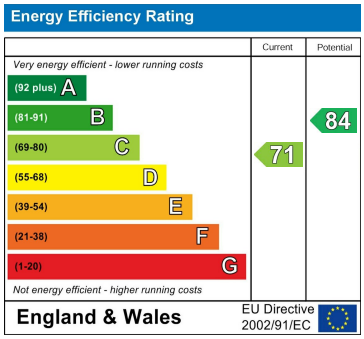
Area Map



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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