chase owl estates



2 Moorland Close

Etchinghill, Rugeley, WS15 2SR

£320,000

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Garage
Approached from upvc double glazed bi fold doors and having light, power and plumbing for washing machine and space for tumble dryer. Access door to Rear Garden. Upvc double glazed door with side screen allowing access to the Entrance Hallway.

Entrance Hallway
Having ceiling light point, radiator, useful storage cupboard and laminate flooring.

Fitted Kitchen
7'11" x 8'3" (2.41m x 2.51m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Built in electric oven, gas hob with extractor hood over, integrated fridge and wall mounted combination boiler. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

Lounge
17'0" x 12'2" (5.18m x 3.71m)
Having a marble feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed window to front aspect. Door to Dining Room.

Dining Room
14'2" x 8'11" (4.32m x 2.72m)
Having ceiling light point, coving, radiator and sliding patio door to Conservatory. Stairs leading to First Floor Landing.

Conservatory
10'8" x 9'7" (3.25m x 2.92m)
Being constructed of brick base and upvc double glazed frame and having ceiling light point, radiator, laminate flooring and French door to Rear Garden.

First Floor Landing
Approached from stairs in Dining Room and having ceiling light point, radiator, airing cupboard with shelving and upvc double glazed window to side aspect.

Bedroom One
11'2" x 11'0" (3.40m x 3.35m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two
13'1"x 12'2" (3.99mx 3.71m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
9'2" x 7'6" (2.79m x 2.29m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Wet Room
Comprising walk in shower area, w.c and hand wash basin. Ceiling light point, loft access, extractor fan, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

Outside
The property is situated on a corner plot with a lawned fore garden. Paved driveway allows parking for several vehicles and in turn leads to Garage. The

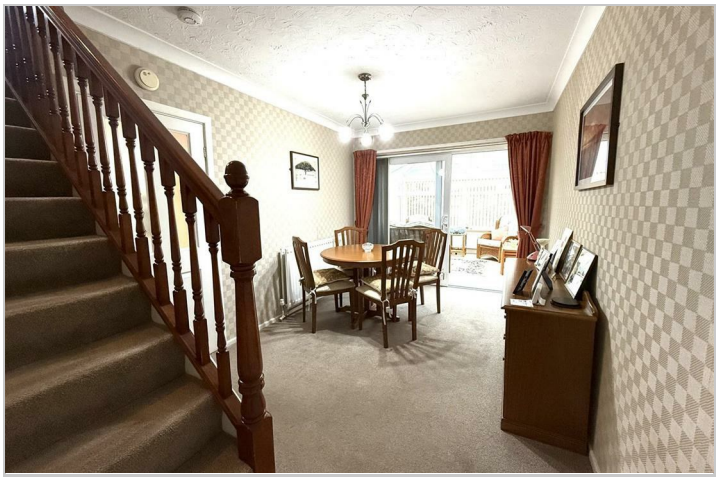
good sized enclosed Rear Garden having paved patio to generous lawn with borders, shed and outside tap.

Agents Note

The sale of the property is subject to a Grant of Probate.

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.









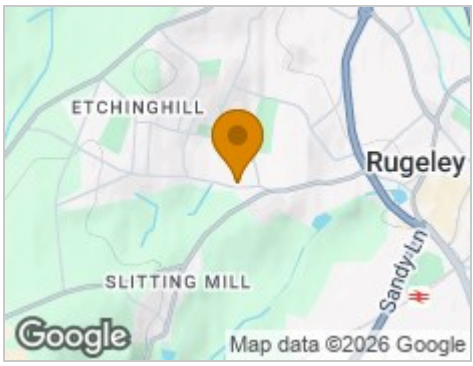
Road Map



Hybrid Map



Terrain Map



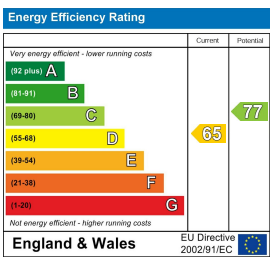
Floor Plan



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.

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