



11 Mersey Close

, Rugeley, WS15 2HB

Offers in the region of £300,000



Chase Owl are pleased to market this spacious three bedroom detached home. Situated in a quiet cul de sac, in the CHANCEL SCHOOL CATCHMENT and offering scope for potential extension. Having Entrance Porch, Reception hallway, Lounge, Refitted Breakfast Kitchen and Utility. First Floor Landing to Three Bedrooms and Bathroom. Driveway for plentiful parking to Garage and Gardens to front and rear.



Entrance Porch

Approached from upvc double glazed front entrance door with windows to side and having a tiled floor. Further door leading into the Reception Hallway.

Reception Hallway

Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge 18'6" x 12'3" (5.64m x 3.73m)

Having feature fire surround with inset gas fire on hearth. Ceiling light point, radiator, laminate flooring, decorative dado rail, coving and upvc double glazed window to front aspect. Upvc double glazed sliding patio door giving access to the enclosed Rear Garden.

Refitted Breakfast Kitchen 13'6" x 9'9" (4.11m x 2.97m)

Being refitted with a range of gloss white wall and base mounted units with work surface over, incorporating inset sink with telescopic tap and drainer. Built in double oven, gas hob with extractor hood over, integrated microwave and fridge/freezer. An island allows for further storage and a seating area. Inset ceiling lights, radiator, laminate flooring, upvc double glazed window to rear aspect and French doors to the Rear Garden. Doors to Utility, Garage and Velux windows to ceiling allow for extra lighting to this well presented room.

Utility Room / Guest Cloaks

Comprising w.c and vanity hand wash basin. Ceiling light point, tiled flooring, space with plumbing for washing machine, tumble dryer space, radiator and two upvc double glazed windows to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler and upvc double glazed window to front aspect.

Bedroom One 11'1" x 11'6" (3.38m x 3.51m)

Having ceiling light point, radiator, built in wardrobes with sliding mirror doors and upvc double glazed window to rear aspect.

Bedroom Two 12'4" x 11'1" (3.76m x 3.38m)

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Three 9'2" x 6'7" (2.79m x 2.01m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising paneled bath with Triton shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and flooring and upvc double glazed window to front aspect.

Outside

he property is located within a quiet cul de sac and having good sized block paved driveway providing parking for several vehicles and in turn leading to Garage. The Garage having up and over door, with light and power. The enclosed rear garden having a paved patio with steps to lawn with borders, outside tap and door to workshop and Garage.

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.

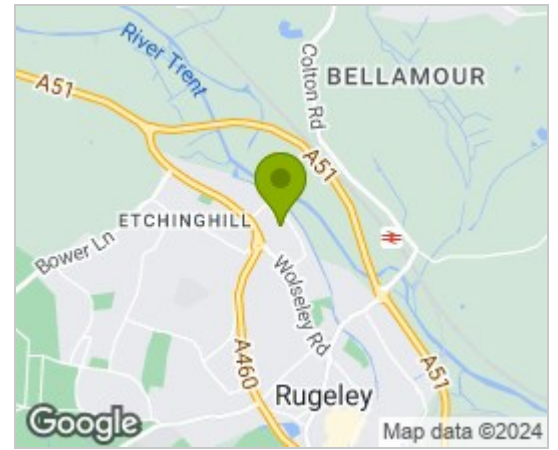
Fixtures and Fittings:

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.

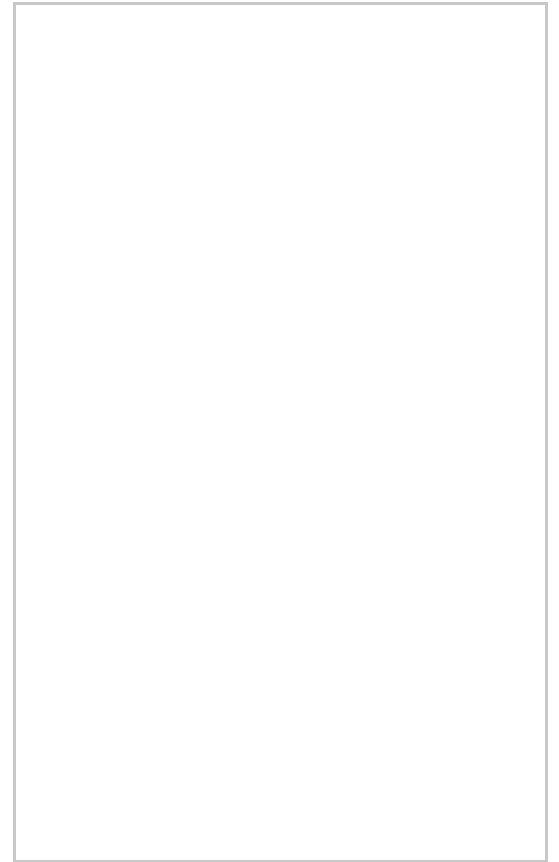
Money Laundering;

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

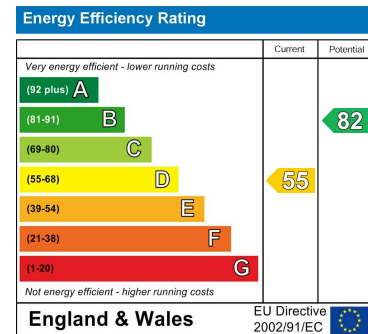
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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