



11 March Banks

, Rugeley, WS15 2SA

Guide price £260,000



Chase Owl are pleased to market this three bedroom EXTENDED link detached family home. Situated in a quiet cul de sac location, walking distance to local amenities and being offered with NO UPWARD CHAIN. Entrance Porch, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Master Bedroom with En Suite Bathroom, Two further Bedrooms and Shower Room. Driveway for plentiful Parking to Garage/ Utility and Enclosed Garden to rear.



Entrance Porch

Approached from composite front entrance door and having light point and upvc double glazed window to front aspect. Further door leading to Lounge.

Lounge 14'7" x 17'3" (4.45m x 5.26m)

Having ceiling light point, two wall lights, three electric wall heaters and upvc double glazed bow window to front aspect. Stairs leading to First Floor Landing.

Extended Dining Room 16'8" x 8'6" (5.08m x 2.59m)

Having two ceiling light points, electric wall heater, built in storage cupboard and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

Extended Fitted Kitchen 19'0" x 5'7" (5.79m x 1.70m)

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. Gas cooker, two appliance spaces, two light points, tiled flooring and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing the hot water tank with shelving.

Master Bedroom 18'7" x 8'7" (5.66m x 2.62m)

Having ceiling light points, electric wall heater, built in cupboard and upvc double glazed window to rear aspect. Door to En Suite.

En Suite Bathroom

Comprising paneled bath, pedestal hand wash basin and w.c. Ceiling light point, part tiling to walls, wall heater and upvc double glazed window to rear aspect.

Bedroom Two 13'3" x 8'6" (4.04m x 2.59m)

Having ceiling light point, built in wardrobe, electric wall heater and upvc double glazed window to front aspect.

Bedroom Three 9'2" x 7'3" (2.79m x 2.21m)

Having ceiling light point, built in cupboard, electric wall heater and upvc double glazed window to front aspect.

Shower Room

Comprising walk in shower unit, vanity hand wash basin and w.c. Ceiling light point, tiling to walls, heated towel rail and window to side aspect.

Outside

The front of the property having a block paved driveway providing parking for numerous vehicles and graveled planted borders. This in turn leads to the Garage with up and over door having light and power with door to Utility.

Utility Room; Having storage cupboards, stainless steel sink with drainer and spaces for washing machine and tumble dryer. A further door leads to the enclosed rear garden. This being mainly laid to lawn with mature borders, fish pond and shed.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

