



102 Eaton Drive

, Rugeley, WS15 2FS

Offers in excess of £200,000



Chase Owl are pleased to market this modern three bedroom end terraced property for sale. Being a quirky design, offered with NO UPWARD CHAIN and ideal for First Time Buyers/ Investors. Having Entrance Hallway, Guest Cloakroom, Spacious Lounge and Fitted Kitchen. First Floor Landing to Master Bedroom With En suite, Two further Bedrooms and Bathroom. Gardens to front and rear with parking to rear for several vehicles.



Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, coving, wooden flooring, useful storage cupboard and doors to Lounge and Fitted Kitchen. Stairs leading to First Floor Landing.

Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point, coving, radiator, wooden flooring and upvc double glazed window to front aspect.

Lounge 18'8" x 16'11" (5.69m x 5.16m)

Having two ceiling light points, radiators, coving and three upvc double glazed windows.

Fitted Kitchen 11'8" x 9'8" (3.56m x 2.95m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Double electric oven with gas hob and extractor hood over. Space with plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted boiler, ceiling light point, radiator, coving, wooden flooring and upvc double glazed window to rear aspect. Door leading to the enclosed rear garden.

First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, coving, radiator and loft access.

Master Bedroom 10'7" x 10'3" (3.23m x 3.12m)

Having built in wardrobes. Ceiling light point, coving, and two upvc double glazed windows to front aspect.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan and part tiling to walls.

Bedroom Two 9'5" x 6'4" (2.87m x 1.93m)

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

Bedroom Three 9'6" x 6'9" (2.90m x 2.06m)

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

Bathroom

Comprising paneled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with steps leading down to front entrance door. The enclosed rear garden is a particular feature of the house and having paved patio to a decked seating area, lawns with borders, shed and outside tap. A rear gate gives access to the two / three allocated parking spaces.

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.

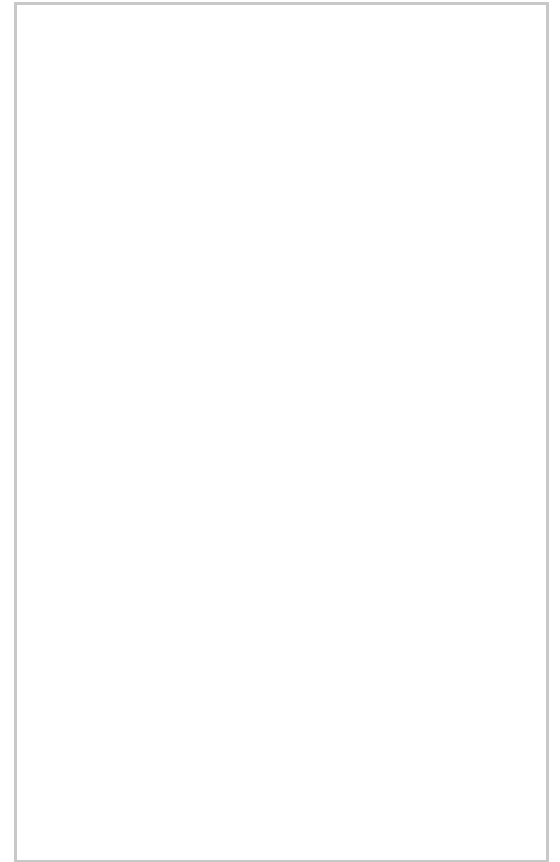
Money Laundering;

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

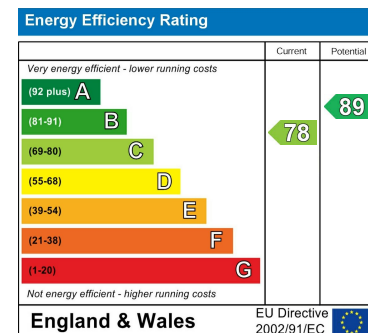
Area Map



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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