



24 Gorseburn Way

, Rugeley, WS15 2XA

Offers in the region of £165,000



Chase Owl are pleased to market this two bedroom end terraced home, being situated in a quiet cul de sac location. Ideal for First Time Buyers/Investors, close to local amenities and with GARAGE in separate block. Having Entrance Hallway, Open Plan Fitted Kitchen to Lounge. First Floor Landing to Two DOUBLE Bedrooms and Bathroom. Off road Parking with Garage to separate block and Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door. Having ceiling light point, laminate flooring, radiator, useful storage cupboard, space with plumbing for washing machine and open access to Lounge/ Fitted Kitchen.

Open Plan Fitted Kitchen to Lounge 22'7" x 14'5" (6.88m x 4.39m)

Kitchen Area; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with electric hob and extractor hood over. Two appliance spaces, inset ceiling lights, radiator, laminate flooring and upvc double glazed window to front aspect.

Lounge Area; Having ceiling light point, laminate flooring and upvc double glazed window and door to rear aspect. Stairs leading to First Floor Landing.

First Floor Landing

Approached from Lounge and having ceiling light point, airing cupboard, loft access and upvc double glazed window to side aspect.

Bedroom One 14'7" x 8'10" (4.45m x 2.69m)

Having inset ceiling lights, radiator, coving, cupboard housing new combination boiler, built in wardrobe and upvc double glazed window to rear aspect.

Bedroom Two 11'10" x 8'4" (3.61m x 2.54m)

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

Bathroom

Comprising paneled bath with shower over and screen, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiling to walls, extractor fan and upvc double glazed window to front aspect.

Outside

The front of the property having a block paved driveway for two vehicles. A side path leading to the enclosed rear garden with graveled patio to lawn with borders and shed. A gate at the rear to the GARAGE and further parking in separate block.

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.

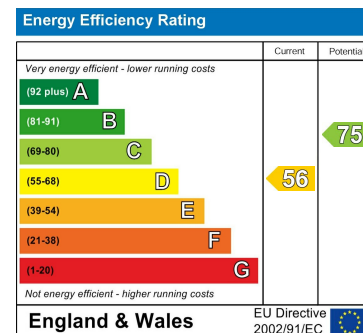
Area Map



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.

