



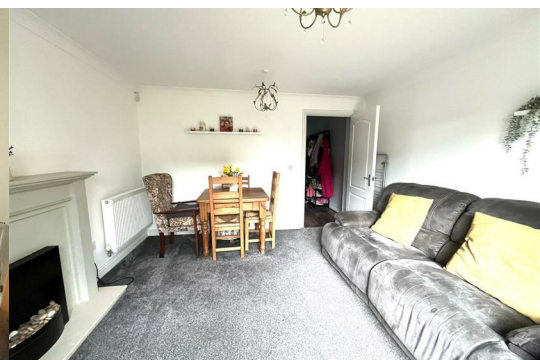
27 Eaton Drive

, Rugeley, WS15 2FR

Offers invited £220,000



Chase Owl are pleased to market this modern three storey four bedroom townhouse. Offered with NO UPWARD CHAIN, on a sought after estate withing walking distance to local amenities. Ideal for First Time Buyers or a growing family. Having Entrance Hallway, Guest Cloakroom, Fitted Kitchen and Lounge. First Floor Landing to Master Bedroom with En Suite and Bedroom Two. Second Floor Landing to Two further Bedrooms and Bathroom. Off road Parking and Garden to rear.



Entrance Hallway

Approached from front entrance door and having two ceiling light points, radiators, laminate flooring and stairs leading to First Floor Landing.

Fitted Kitchen 8'1" x 7'8" (2.46m x 2.34m)

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. Built in electric oven with gas hob and extractor over, spaces with plumbing for washing machine/dishwasher and further appliance space. Wall mounted combination boiler, ceiling light point and upvc double glazed window to front aspect.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator and extractor fan.

Lounge 13'1" x 12'1" (3.99m x 3.68m)

Having feature fire surround with electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed sliding patio door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and return stairs to Second Floor Landing.

Master Bedroom 12'1" x 13'9" (3.68m x 4.19m)

Having two ceiling light points, radiator, a range of built in wardrobes and upvc double glazed window to rear aspect. Door to En Suite.

En Suite

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

Bedroom Four 12'1" x 7'8" (3.68m x 2.34m)

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

Second Floor Landing

Approached from stairs on the First Floor Landing and having ceiling light point, loft access and airing cupboard housing the hot water tank.

Bedroom Two 12'1" x 13'6" (3.68m x 4.11m)

Having ceiling light point, two radiators and upvc double glazed window to rear aspect.

Bedroom Three 12'1" x 7'8" (3.68m x 2.34m)

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

Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls and extractor fan.

Outside

The front of the property having a graveled fore garden with pathway to front entrance door. The enclosed rear garden having paved patio to lawn with gate giving access to pathway to the allocated parking space in the communal parking area.

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.

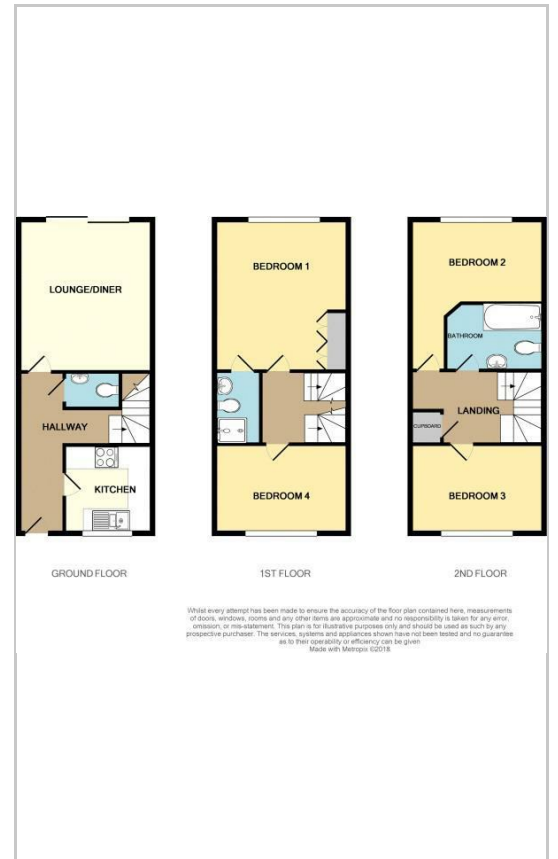
Money Laundering;

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

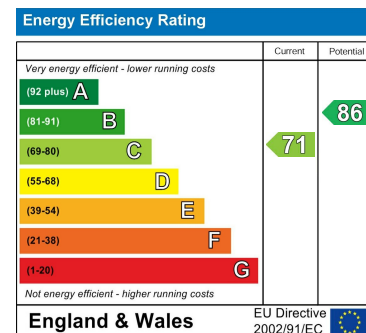
Area Map



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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

