



24 Bagnall Way

Hawksyard, Rugeley, WS15 1SF

£225,000



Chase Owl are pleased to market this modern three bedroom semi detached home, on the popular Hawksyard Estate. Being ideal for First Time Buyers/ Investors and situated on a private driveway with open aspect to front. Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Driveway for several vehicles and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, tiled flooring and stairs leading to First Floor Landing.

Guest Cloakroom

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

Lounge 14'8" x 11'9" (4.47m x 3.58m)

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

Breakfast Kitchen 14'11" x 9'8" (4.55m x 2.95m)

Being fitted with a range of cream gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Integrated dishwasher, washing machine and further appliance space. Two ceiling light points, radiator, useful storage cupboard, tiled flooring, wall mounted combination boiler and upvc double glazed window to rear aspect. French upvc doors leading into the enclosed Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Master Bedroom 12'2" x 9'6" (3.71m x 2.90m)

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

En suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail and upvc double glazed window to front aspect.

Bedroom Two 8'7" x 8'5" (2.62m x 2.57m)

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

Bedroom Three 8'4" x 6'0" (2.54m x 1.83m)

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

Bathroom

Comprising paneled bath with rain shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator and upvc double glazed window to side aspect.

Outside

The property is situated on a private driveway with open aspect to front. Having tarmacadam driveway for parking and a lawned fore garden with pathway to front entrance door. A side gate allows access to the Enclosed Rear Garden with paved patio, lawn with raised borders, further patio seating area, outside tap and electrics.

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.

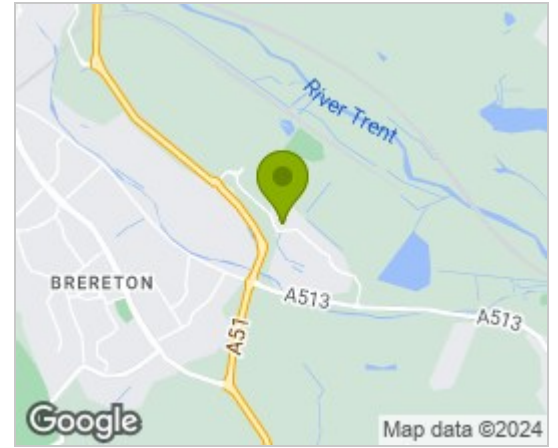
Fixtures and Fittings:

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.

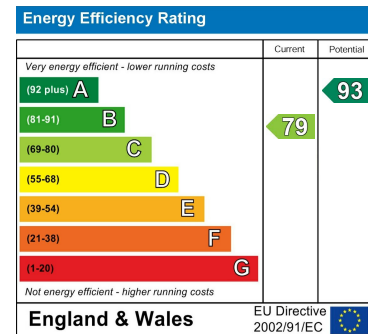
Area Map



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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