



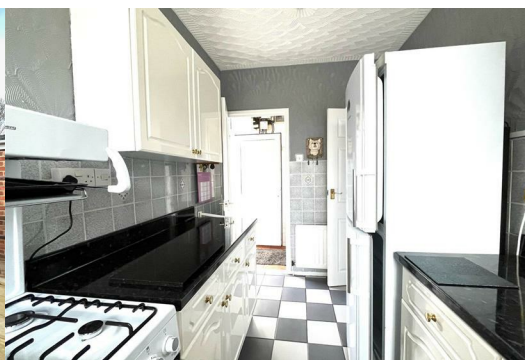
## 17 Leahall Lane

Brereton, Rugeley, WS15 1JE

**Offers invited £215,000**



Chase Owl are pleased to market this well presented two bedroom semi detached bungalow. Situated on the sought after Five Oaks Estate, close to local amenities and transport and being offered with NO UPWARD CHAIN. Having Entrance Porch, Lounge, Fitted Kitchen, Utility Area, Inner Hallway to Two Bedrooms, Shower Room and Conservatory. Low Maintenance Gardens to front and rear with Driveway to Detached Garage.



### Entrance Porch

Approached from upvc front entrance door with windows to side and having a useful cloaks cupboard, radiator and light point. Door leading through to Lounge.

### Lounge 15'8" x 13'6" (4.78m x 4.11m)

Having feature fire surround with electric fire on hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect. Doors leading to Kitchen and Inner Hallway.

### Fitted Kitchen 11'8" x 6'5" (3.56m x 1.96m)

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, fridge/freezer, ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Door to Utility Area.

### Utility Area

Having work surface over washing machine, ceiling light point, tiled flooring and upvc double glazed door to side elevation.

### Inner Hallway

Having ceiling light point, airing cupboard, radiator and loft access with ladder leading to combination boiler.

### Bedroom One 15'7" x 10'5" (4.75m x 3.18m)

Being fitted with a good range of wardrobes, with sliding mirror fronts. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 10'0" x 8'9" (3.05m x 2.67m)

Having ceiling light point, radiator, coving and upvc double glazed door to Conservatory.

### Conservatory

Being constructed of upvc double glazed frame and having light point, tiled flooring and further door to Rear Garden.

### Shower Room

Comprising walk in corner shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, extractor fan, tiled wall and flooring and upvc double glazed window to rear aspect.

### Outside

The property having a slate fore garden for easy maintenance, driveway for several vehicles in turn leading to a DETACHED GARAGE with roller shutter door, having light power and access door to Garden. A side gate leads to the rear garden being paved, with raised borders.

### Agents Note

The property has Solar Panels, provided through A Shade Greener. More details to be provided by the solicitors.

### 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.

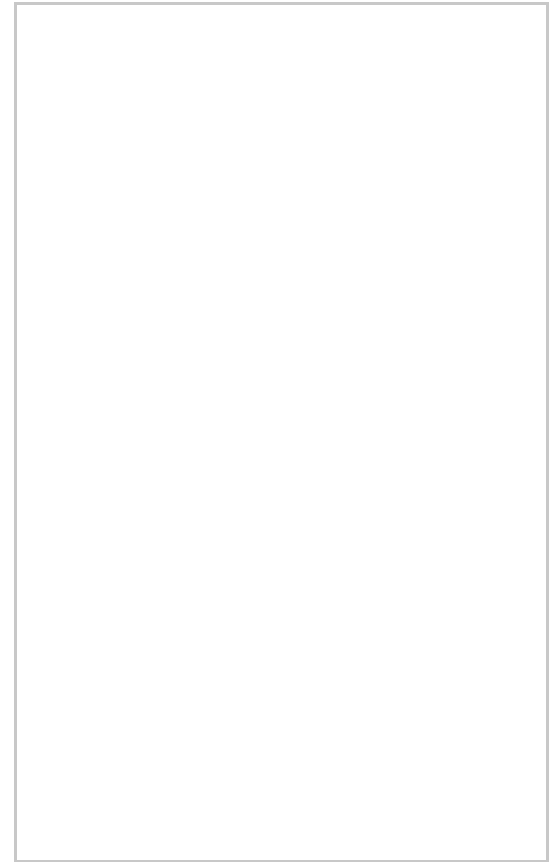
### Money Laundering;

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

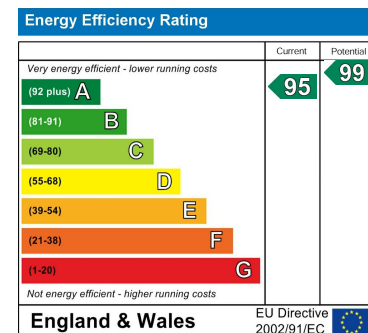
## Area Map



## 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

