



36 Campbell Close

, Rugeley, WS15 2PP

£167,950



Chase Owl are pleased to be marketing this well presented three bedroom terraced property. Being ideal for First Time Buyers/Investors, being close to local amenities and offered with NO UPWARD CHAIN. Having Entrance Porch, Lounge and breakfast Kitchen. First Floor Landing to Three Bedrooms and Shower Room. Gardens to front and Rear with off road parking to rear.



Entrance Porch

Approached from upvc double glazed front entrance door with window to side and having ceiling light point and meter cupboard. Door to Lounge.

Lounge 13'1" x 14'8" (3.99m x 4.47m)

Having wooden feature fire place with inset gas fire on hearth. Ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Breakfast Kitchen 14'7" x 10'9" (4.45m x 3.28m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over, washing machine and fridge/freezer. Wall mounted boiler, light points, tiled flooring, useful larder cupboard and upvc double glazed window to rear aspect. French upvc double glazed French doors to rear elevation.

First Floor Landing

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

Bedroom One 14'5" x 8'5" (4.39m x 2.57m)

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

Bedroom Two 9'5" x 8'5" (2.87m x 2.57m)

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

Bedroom Three 10'1" x 6'0" (3.07m x 1.83m)

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

Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property is approached from a pedestrian pathway and having a graveled foregarden with path to front entrance door. The low maintenance enclosed rear garden having shed and outside tap. Block paved off road parking to rear.

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.

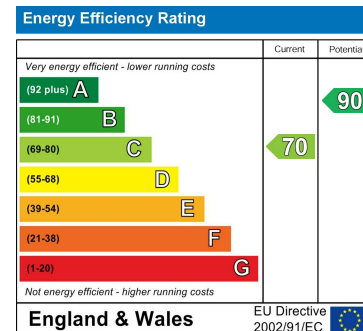
Area Map



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.

