



22 Chaseley Road

Etchinghill, Rugeley, WS15 2ST

£284,000



Chase Owl are pleased to market this very well presented three bedroom link detached home. Located in a sought after area, close to local amenities and walking distance to Cannock Chase. Having Entrance Hallway, Breakfast Kitchen, Lounge and Conservatory. First Floor Landing to Three Bedrooms and Refitted Bathroom. Good sized Driveway providing plentiful parking to Garage and Gardens to front and rear.



Garage

Approached from a upvc front entrance door with windows to front. Having power, light and wooden door to Rear Garden. Further upvc door to Entrance Hallway.

Entrance Hallway

Having ceiling light point, wooden flooring, radiator, coving, useful storage cupboard and open plan to Breakfast Kitchen.

Breakfast Kitchen 16'11" x 14'11" (5.16m x 4.55m)

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 induction hob and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Ceiling light points, radiator, coving, wooden flooring and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing and French upvc doors to Conservatory. Further door to Lounge.

Lounge 17'0" x 12'0" (5.18m x 3.66m)

Having multi fuel burner on tiled grate with mantle over. Ceiling light point, picture rail, radiator and upvc double glazed window to front aspect.

Conservatory 12'11" x 8'7" (3.94m x 2.62m)

Being constructed of brick base with upvc double glazed frame and having light point, radiator, wooden flooring and French doors to Rear Garden.

First Floor Landing

Approached from stairs in Kitchen and having ceiling light point, coving and upvc double glazed window to side aspect.

Bedroom One 13'0" x 11'10" (3.96m x 3.61m)

Having built in wardrobe. Ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Bedroom Two 10'10" x 11'1" (3.30m x 3.38m)

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

Bedroom Three 9'1" x 7'0" (2.77m x 2.13m)

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

Bathroom

Comprising bath with waterfall mixer tap, corner walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, vinyl flooring, part tiling to walls and upvc double glazed window to rear aspect. A loft hatch with ladder allowing access to the part boarded loft with combination boiler.

Outside

The front of the property having a lawned fore garden. A block paved driveway providing parking for several vehicles and in turn leads to Garage. The well maintained enclosed rear garden having paved patio, lawn with flower borders, shed and outside tap.

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.

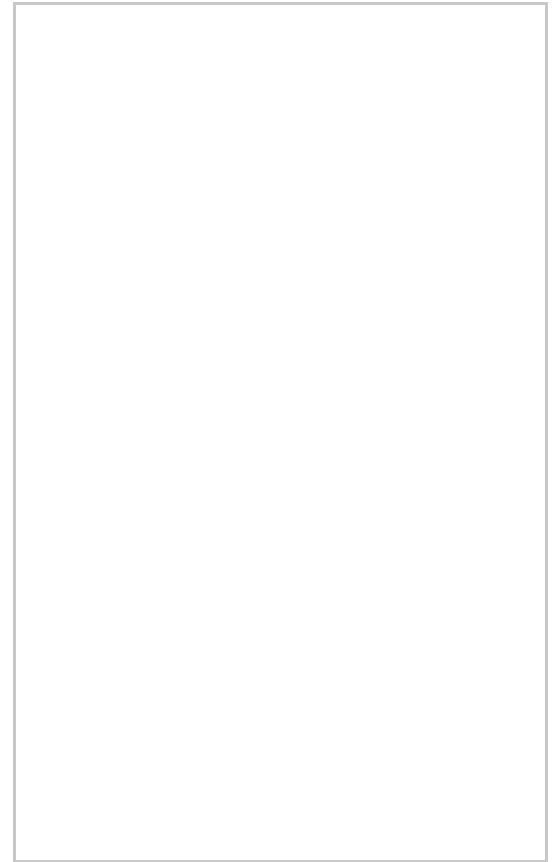
Money Laundering;

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

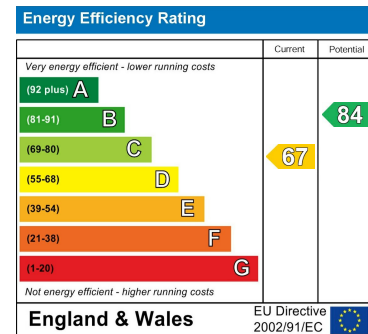
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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