



## 1 Johnson Close

, Rugeley, WS15 2PR

**£160,000**



Chase Owl are pleased to market this three bedroom end terraced property. Offered with NO UPWARD CHAIN, close to local amenities and perfect for First Time Buyers or Investors. Having Entrance Porch, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with Parking to rear.



### Entrance Porch

Approached from upvc double glazed front entrance door with windows to front and side. Having light point and tiled flooring with further door leading to Lounge.

### Lounge 14'10" x 13'3" (4.52m x 4.04m)

Having wooden feature fire surround with marble effect hearth. Ceiling light point, radiator, laminate flooring, coving and upvc double glazed windows to front and side aspects. Stairs leading to First Floor Landing and door to Dining Room.

### Dining Room 9'7" x 7'10" (2.92m x 2.39m)

Having ceiling light point, radiator, coving, useful storage cupboard, laminate flooring and French upvc double glazed doors to Rear Garden.

### Fitted Kitchen 9'10" x 6'4" (3.00m x 1.93m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset acrylic sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point, laminate flooring and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Lounge and having ceiling light point, radiator, loft access with ladder allowing access to the combination boiler and upvc double glazed window to side aspect.

### Bedroom One 14'7" x 7'10" (4.45m x 2.39m)

Being fitted with a range of bedroom furniture. Ceiling light point, radiator, coving and upvc double glazed window to front aspect.

### Bedroom Two 9'4" x 8'6" (2.84m x 2.59m)

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

### Bedroom Three 10'8" x 5'11" (3.25m x 1.80m)

Having ceiling light point, radiator, over stairs storage cupboard and upvc double glazed window to front aspect.

### Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having an enclosed foregarden being laid to gravel with pathway to front entrance door. To the rear of the property there is parking and a gate allowing access to the rear garden being mainly laid to lawn with 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.

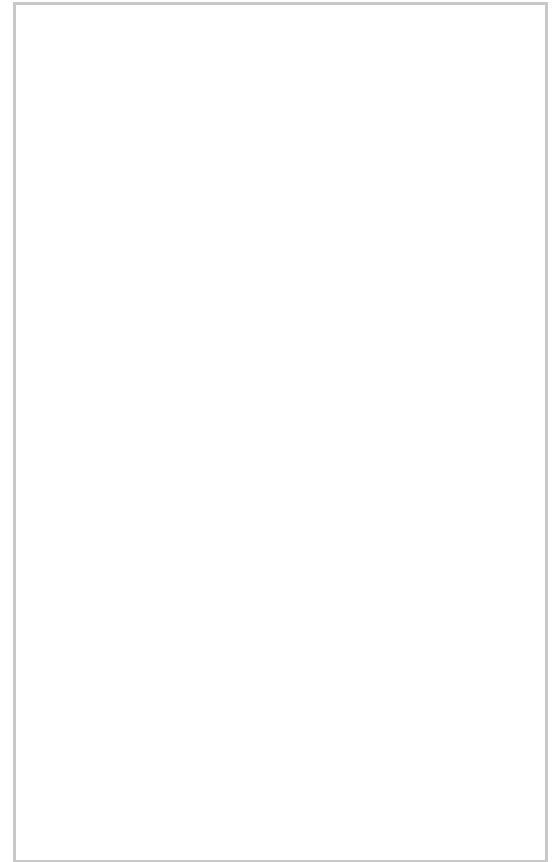
### Money Laundering;

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

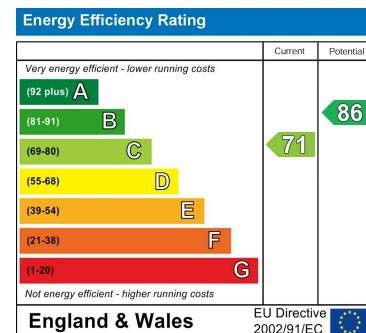
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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