



## 33 Chadwick Crescent

Hill Ridware, Rugeley, WS15 3QW

**£235,000**



Chase Owl are pleased to be marketing this well presented three bedroom semi detached home, in the sought after village of Hill Ridware. Being ideal for First Time Buyers, situated in a quiet cul de sac and being OFFERED WITH NO UPWARD CHAIN. Having Entrance Hallway, Breakfast Kitchen, Utility, Guest Cloakroom and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking to front and SOUTH FACING REAR GARDEN.



### Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, laminate flooring, useful under stairs storage cupboard and stairs leading to First Floor Landing.

### Lounge 14'11" x 14'6" (4.55m x 4.42m)

Having a wooden mantle over a multi fuel burner on hearth. Two ceiling light points, radiator, laminate flooring and French upvc double glazed doors leading to the SOUTH FACING REAR GARDEN.

### Breakfast Kitchen 12'4" x 8'2" (3.76m x 2.49m)

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. Built in double electric oven, induction hob with extractor hood over and integrated dishwasher. Wall mounted combination boiler, ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect. Door to Inner Lobby, W.C and Utility.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point and heated towel rail.

### Utility Room

Having base mounted units with work surfaces over, incorporating space with plumbing for washing machine. Ceiling light point, laminate flooring and door leading to Storage Area with light, power and upvc door to Rear Garden.

### First Floor Landing

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

### Bedroom One 11'9" x 11'8" (3.58m x 3.56m)

Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 12'6" x 8'2" (3.81m x 2.49m)

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

### Bedroom Three 12'9" x 5'10" (3.89m x 1.78m)

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

### Bathroom

Comprising shaped paneled bath with shower over and screen, w.c and pedestal hand wash basin. Inset ceiling lights, laminate flooring, heated towel rail, part tiling to walls and upvc double glazed window to side aspect.

### Outside

The front of the property being enclosed with ornate railings and providing off road parking. A lawned fore garden with borders and path to front entrance door. The enclosed rear garden having a decked seating area with retractable sun canopy for sunny days, lawn with flower borders, greenhouse and shed. Outside power, lights and water.

### 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.

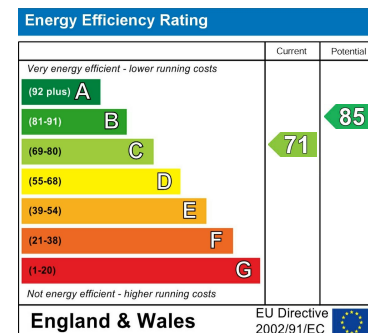
## Area Map



## 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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