



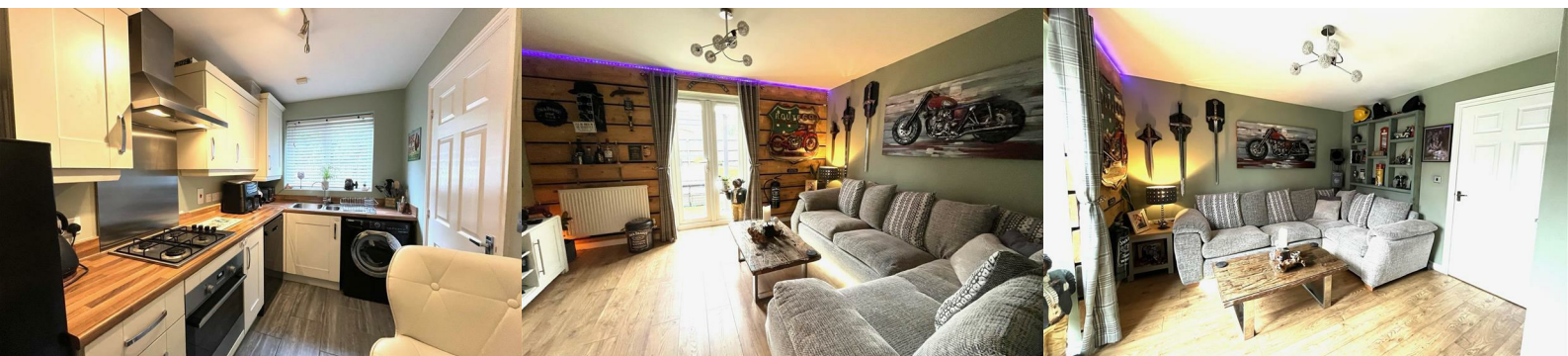
11 Langley Way

Hawksyard, Rugeley, WS15 1SU

£200,000



Chase Owl are pleased to market this well presented modern two DOUBLE Bedroom semi detached home. Being ideal for First Time Buyers, quiet location on this sought after development and offered with NO UPWARD CHAIN. Having Entrance Hallway, Guest Cloakroom, Fitted Kitchen and Lounge. First Floor Landing to Two Bedrooms and Bathroom. Gardens to front and rear with Driveway for several vehicles.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, tiled flooring and stairs leading to First Floor Landing. Doors to Kitchen and Lounge.

Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point, extractor fan and radiator.

Fitted Kitchen 11'7" x 6'3" (3.53m x 1.91m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and mixer tap. Built in electric oven, gas hob and extractor over. Spaces with plumbing for dishwasher, washing machine and a further appliance space. Wall mounted combination boiler, ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

Lounge 13'1" x 11'1" (3.99m x 3.38m)

Having ceiling light point, radiator, useful storage cupboard, laminate flooring and French upvc doors leading to Enclosed Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having loft access, ceiling light point, radiator and upvc double glazed window to side aspect.

Bedroom One 10'9" x 7'9" (3.28m x 2.36m)

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

Bedroom Two 13'2" x 8'5" (4.01m x 2.57m)

Having ceiling light point, radiator, useful storage cupboard and two upvc double glazed windows to front aspect.

Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, laminate flooring and heated towel rail.

Outside

The front of the property having a lawned fore garden with driveway for two vehicles. Wooden gates give access to the enclosed south facing rear garden having a paved patio with Gazebo, lawn with borders, shed and outside tap.

Agents Note

The vendors have advised there is a maintenance charge payable for communal areas and the up keep of the block paved drive in. Approximately £180.00 per year, payable December

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.

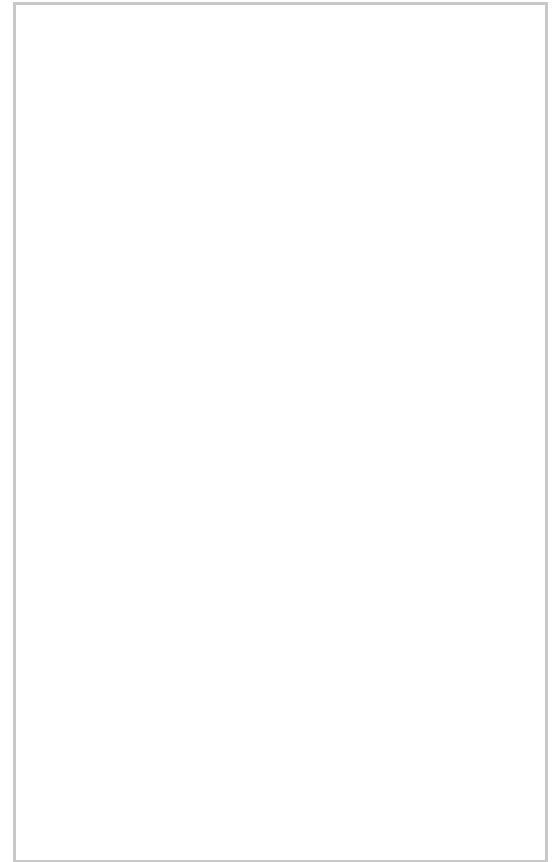
Money Laundering;

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

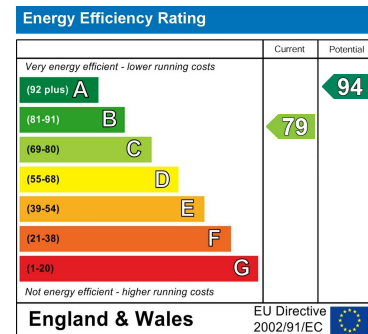
Area Map



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.

