



66 Eaton Drive

, Rugeley, WS15 2FS

£185,000



Chase Owl are pleased to market this modern two bedroom coach house, on the sought after Eaton Drive Estate. Offered with NO UPWARD CHAIN, ideal for First Time Buyers/Investors and being walking distance to town and amenities. Having Entrance Hallway and Utility Room. First Floor Landing to Lounge, Fitted Kitchen, Two Bedrooms and Shower Room. Driveway to Garage.



Entrance Hallway

Approached from front entrance door with window to front and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Utility.

Utility Room 9'5" x 6'5" (2.87m x 1.96m)

Being fitted with with a range of base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Three appliance spaces, ceiling light point, extractor fan, radiator and access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, loft access, radiator and large storage cupboard housing combination boiler.

Lounge / Dining Room 19'4" x 9'8" (5.89m x 2.95m)

Having two ceiling light points, two radiators, coving and upvc double glazed window to front aspect. Arch to Kitchen.

Fitted Kitchen 8'3" x 8'2" (2.51m x 2.49m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over. Appliance space, ceiling light point and radiator.

Bedroom One 9'8" x 9'1" (2.95m x 2.77m)

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

Bedroom Two 9'1" x 7'10" (2.77m x 2.39m)

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

Shower Room

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

Outside

The property having driveway to Garage with up and over door, having light and power. Access door to Utility Room.

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.

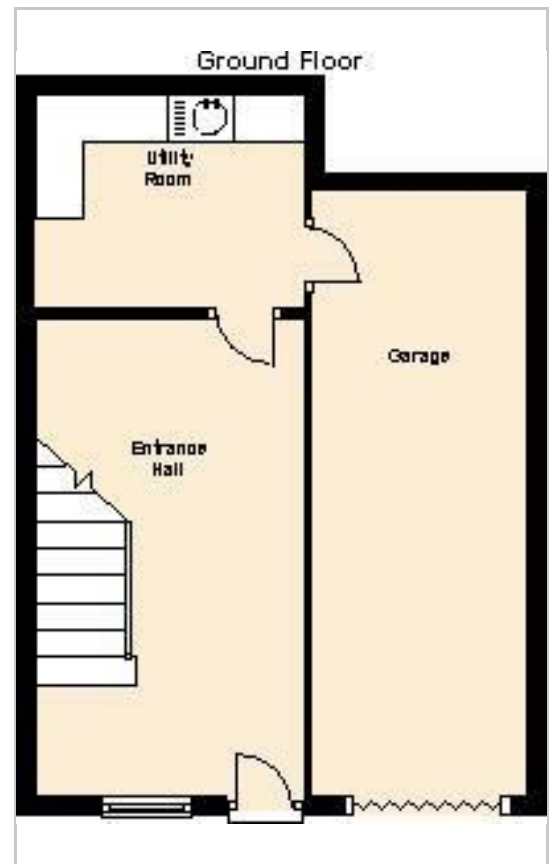
Money Laundering;

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

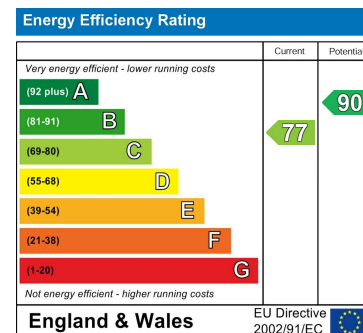
Area Map



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.

