



## 131 Bower Lane

Etchinghill, Rugeley, WS15 2TS

**£399,995**



Chase Owl are pleased to market this spacious three/four Bedroom Detached Bungalow. Sitting on a good sized plot, within walking distance to Cannock Chase and offering buyers the potential to make their on stamp on this generous property. Having Entrance Porch, Reception Hallway, Attic Room, Lounge/ Dining Room, Breakfast Kitchen, Utility, Three Bedrooms and Bathroom. Driveway providing parking for several vehicles to Covered Carport, Detached Double Garage and Good sized Gardens to front and rear.





### Entrance Porch

Approached from French upvc double glazed doors with window to front aspect and having light point with further door to Reception Hallway.

### Reception Hallway

Having ceiling rose with light point, wall lights, radiator, coving and ladders to Attic Room.

### Attic Room 10'9" x 14'4" (3.28m x 4.37m)

Approached from fold down ladders and having light point, storage to eaves and Velux window to rear aspect.

### Lounge / Dining Room 23'6" x 11'6" (7.16m x 3.51m)

Having Inglenook fireplace with inset multi fuel fire with copper hood over and tiled grate. Two ceiling light points, coving, radiators and upvc double glazed bow window to front aspect. French upvc double glazed doors to Rear Garden.

### Breakfast Kitchen 17'11" x 10'5" (5.46m x 3.18m)

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. Electric cooker with extractor hood over, space with plumbing for washing machine and breakfast bar seating area. Two ceiling light points, under floor heating and upvc double glazed window to rear aspect. Upvc door to Utility.

### Utility Room

Having a work surface incorporating sink with mixer tap and drainer and having appliance spaces below. Ceiling light point, tiled flooring and upvc door to Rear Garden.

### Bedroom One 11'7" x 10'10" (3.53m x 3.30m)

Having ceiling light point, coving, built in wardrobes, radiator, decorative dado rail and upvc double glazed window to front aspect.

### Bedroom Two 12'3" x 10'10" (3.73m x 3.30m)

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

### Bedroom Three 7'10" x 7'6" (2.39m x 2.29m)

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

### Refitted Bathroom

Comprising paneled bath, walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, coving, tiling to walls, laminate flooring, heated towel rail and upvc double glazed window to rear aspect.

### Outside

The front of the property having a walled foregarden laid to lawn with borders. A block paved driveway provides parking for several vehicles and in turn leads to double wooden gates to covered carport and access to the enclosed Rear Garden with;

DETACHED DOUBLE GARAGE. (19'1" X 17'4") Having roller up and over door with power, light and alarm. Access door to garden and window to side.

The enclosed Garden having paved patio, lawn with mature shrubbed borders, fruit trees, greenhouse, shed and outside taps. Also having useful storage under the property, accessed via upvc hatch.

### Agents Note

The property is OIL FIRED HEATING with no mains gas to the home.

### 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.

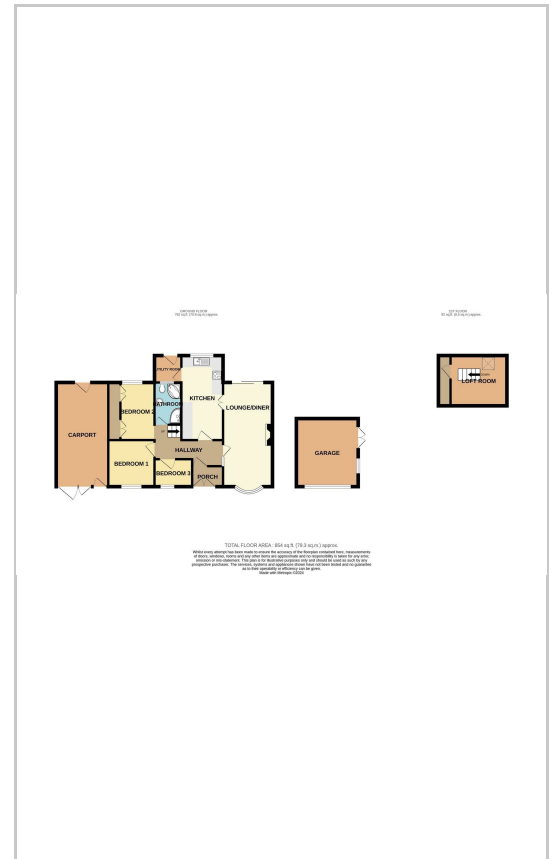
### Money Laundering;

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

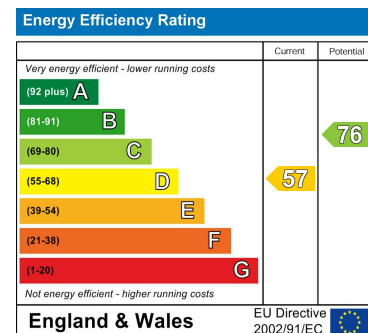
## Area Map



## 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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