



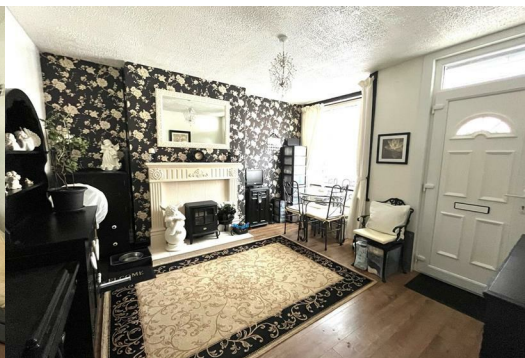
## 32 Bow Street

, Rugeley, WS15 2DG

**£195,000**



Chase Owl are pleased to market this three bedroom traditional terraced home. Located in a central location, close to local amenities and being ideal for First Time Buyers or Investors. Having Lounge, Fitted Kitchen, Dining Room and Downstairs Bathroom. First Floor Landing to Three Bedrooms. Enclosed Garden to rear.



### Dining Room 13'8" x 12'2" (4.17m x 3.71m)

Approached from upvc double glazed front entrance door. Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect. Door to Fitted Kitchen.

### Fitted Kitchen 14'11" x 7'6" (4.55m x 2.29m)

Being fitted with a range of wall and base mounted cream shaker units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point with extractor hood over, space with plumbing for washing machine and two further appliance spaces. Ceiling light point, radiator, useful storage cupboard, tiled flooring and upvc double glazed window to front aspect.

### Lounge 13'0" x 12'6" (3.96m x 3.81m)

Having ceiling light point, laminate flooring, two wall lights and upvc double glazed window over looking the rear garden. Stairs leading to First Floor Landing and door to Inner Lobby.

### Inner Lobby

Having light point, laminate flooring and upvc double glazed door to Rear Garden. Door to Bathroom.

### Downstairs Bathroom

Comprising claw bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, tiled flooring, radiator, heated towel rail and two upvc double glazed windows to side aspect.

### First Floor Landing

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

### Bedroom One 13'2" x 11'11" (4.01m x 3.63m)

Having a cast iron decorative grate, ceiling light point, radiator, laminate flooring, useful cupboard and upvc double glazed window to rear aspect.

### Bedroom Two 12'1" x 11'4" (3.68m x 3.45m)

Having a cast iron decorative grate, ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Bedroom Three 7'11" x 7'5" (2.41m x 2.26m)

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

### Outside

The front of the property having wrought ironed gate to pathway to front entrance door. The enclosed rear garden having paved patio, step up to a small lawn with borders, ornamental fish pond, shed, outside tap and outdoor electrics.

### 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.

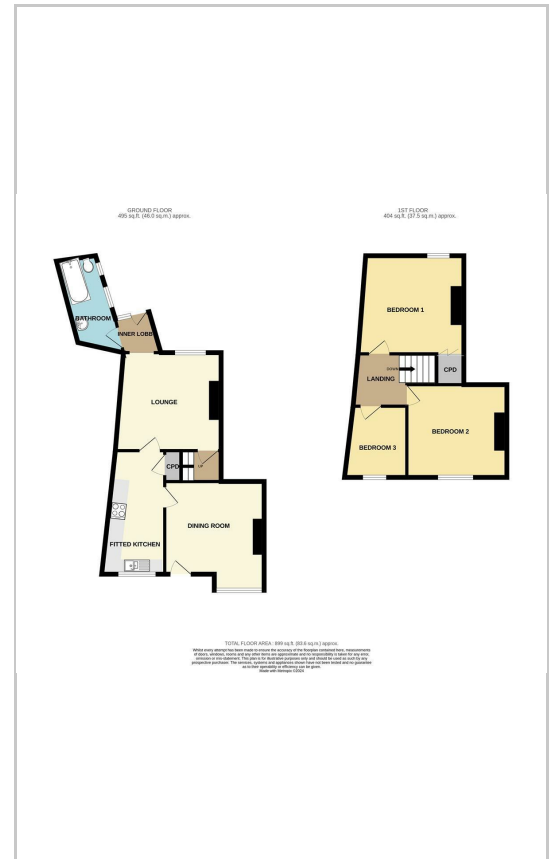
### Money Laundering;

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

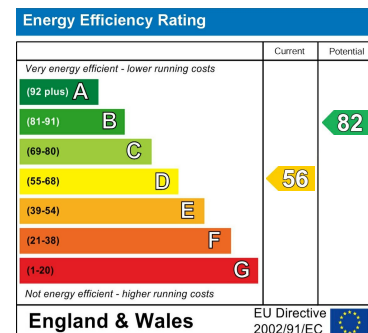
## Area Map



## 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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