



## 7 Birchtree Lane

, Rugeley, WS15 1NQ

**£130,000**



Chase Owl are pleased to market this three bedroom semi detached home. Ideal for First Time Buyers/Investors, sought after location being close to local amenities and offered with NO UPWARD CHAIN. Entrance Porch, Lounge/Dining room, Fitted Kitchen and Utility. First Floor Landing to Three Bedrooms and Bathroom. Driveway for off road Parking and Garden to rear.





**Entrance Porch**

Approached from upvc double glazed front entrance door with glass side screen with tiled flooring, wall light and further upvc door to Lounge.

**Lounge/Dining Room 19'9" x 13'4" (6.02m x 4.06m)**

Having decorative fire surround with pebble feature. Two ceiling light points, two radiators, wall lights and upvc double glazed window to front aspect. French upvc doors leading to Rear Garden and stairs leading to First Floor Landing.

**Fitted Kitchen 10'2" x 7'9" (3.10m x 2.36m)**

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. Gas cooker with extractor hood over, appliance space , inset ceiling lights and upvc double glazed window to side aspect. Arch to Utility.

**Utility 9'2" x 7'10" (2.79m x 2.39m)**

Having base unit with work surface over allowing space with plumbing for washing machine. Inset ceiling lights and upvc door and window to side aspect.

**First Floor Landing**

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing combination boiler.

**Bedroom One 13'2" x 8'11" (4.01m x 2.72m)**

Having built in wardrobes and useful storage cupboard. Ceiling light point, radiator and upvc double glazed window to front aspect.

**Bedroom Two 12'5" x 8'11" (3.78m x 2.72m)**

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

**Bedroom Three 8'8" x 7'11" (2.64m x 2.41m)**

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

**Bathroom**

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to front aspect.

**Outside**

The front of the property having a block paved driveway allowing off road parking. A side gate giving access to the Rear Garden having paved patio, steps to lawn with borders and further steps to shed. Outside tap.

**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.

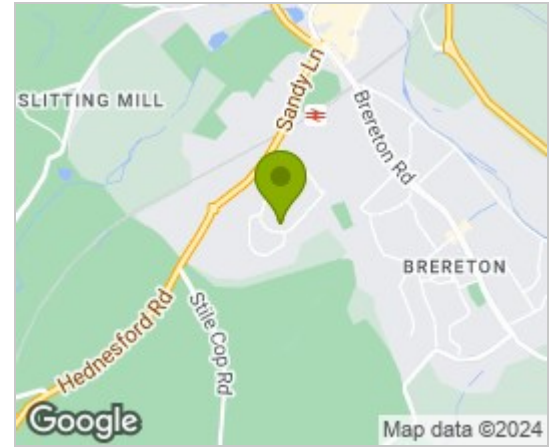
**Fixtures and Fittings:**

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.

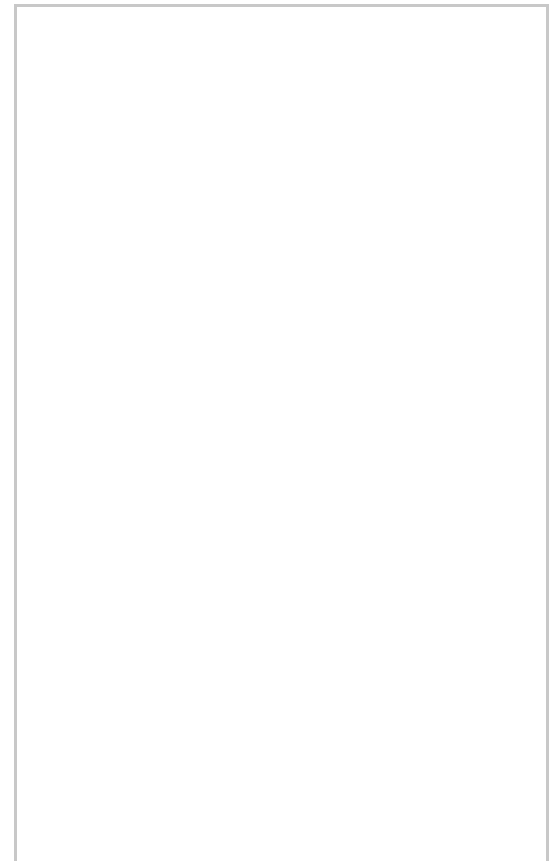
**Money Laundering;**

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

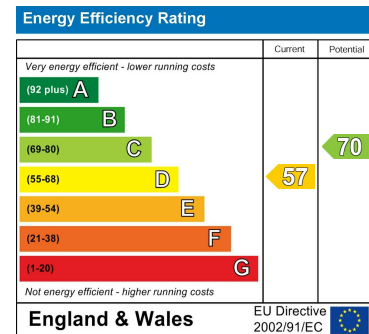
**Area Map**



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

