



## 4 Leasowe Road

Brereton, Rugeley, WS15 1EY

**Offers in the region of £185,000**



"VENDOR FOUND THEIR NEW HOME" Chase Owl are pleased to market this well presented three bedroom terraced home. Being ideal for First Time Buyers, close to local amenities and the added bonus of off road parking. Having Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and Enclosed Garden to rear.



### Entrance Hallway

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, under stairs storage, laminate flooring and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Lounge 17'3" x 12'0" (5.26m x 3.66m)

Having inset ceiling lights, radiator, laminate flooring and dual aspect upvc double glazed windows. Upvc door allowing access to the enclosed Rear Garden.

### Breakfast Kitchen 11'8" x 10'10" (3.56m x 3.30m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over. Integrated fridge/freezer, dishwasher and space with plumbing for washing machine. Inset ceiling lights, radiator, wall mounted combination boiler, laminate flooring and upvc double glazed window to rear aspect. Upvc door to Rear Porch.

### Rear Porch

Having tiling to walls and flooring with upvc door allowing access to the Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard with shelving and upvc double glazed window to front aspect.

### Bedroom One 13'6" x 11'0" (4.11m x 3.35m)

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

### Bedroom Two 12'2" x 8'8" (3.71m x 2.64m)

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

### Bedroom Three 9'2" x 8'4" (2.79m x 2.54m)

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

### Bathroom

Comprising paneled bath with shower over and screen. closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls, tiled flooring and upvc double glazed window to front aspect.

### Outside

The front of the property having a block paved driveway providing off road parking and lawned fore garden with borders. The enclosed rear garden having a decked seating area with steps down to lawn with borders, graveled area, two useful brick storage sheds and 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.

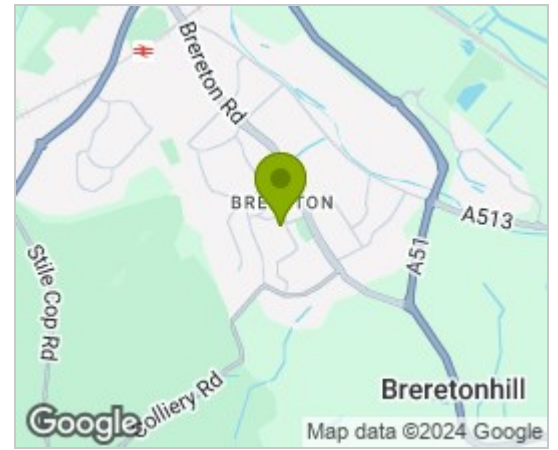
Fixtures and Fittings:

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.

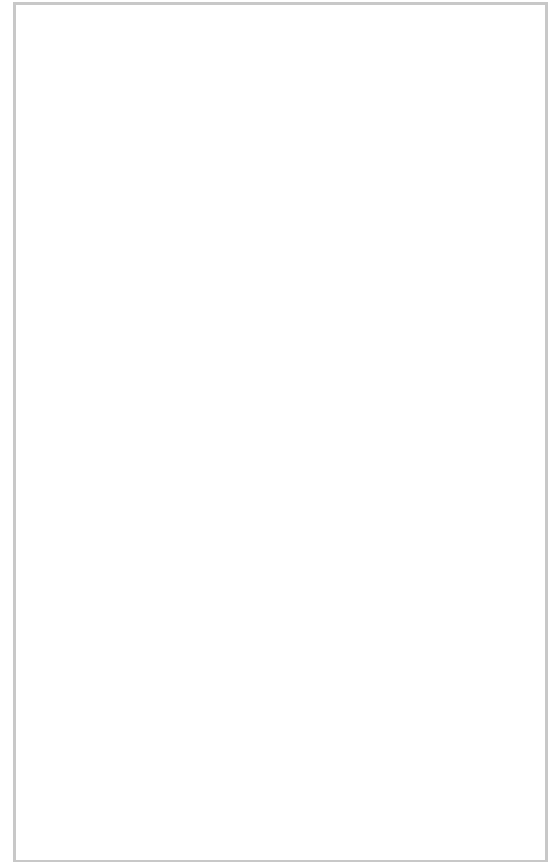
Money Laundering;

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

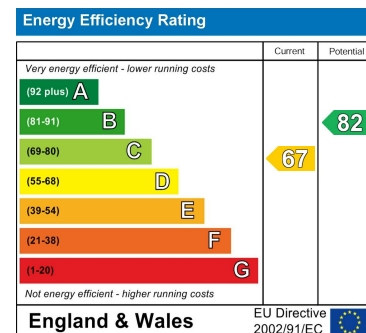
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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