



## 22 Catkin Walk

, Rugeley, WS15 2NS

**£210,000**



Chase Owl are pleased to market this three bedroom semi detached home. Situated in a sought after location, close to local amenities and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Wet Room. Driveway to Garage and Garden to front and SOUTH FACING GARDEN to rear.



### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

### Breakfast Kitchen 17'0" x 13'2" (5.18m x 4.01m)

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. Built in electric oven, gas hob and extractor over, space with plumbing for washing machine and two further appliance spaces. Two ceiling light points, radiator, useful storage cupboard and upvc double glazed window to rear aspect. French upvc doors to Rear Garden. Door to Lounge.

### Lounge 17'2" x 10'10" (5.23m x 3.30m)

Having ceiling light point, coving, radiator and upvc double glazed windows to front and side aspects.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with hot water cylinder.

### Bedroom One 11'2" x 10'7" (3.40m x 3.23m)

Having ceiling light point, radiator, built in cupboard and upvc double glazed windows to front and side aspects.

### Bedroom Two 10'7" x 10'6" (3.23m x 3.20m)

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

### Bedroom Three 8'3" x 6'4" (2.51m x 1.93m)

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

### Wet Room

Comprising walk in shower area, wash basin and w.c. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden. Driveway provides parking for several vehicles and in turn leads to Garage with up and over door, with light and power. A gate allows access to the enclosed SOUTH FACING REAR GARDEN with paved patio to lawn with borders 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.

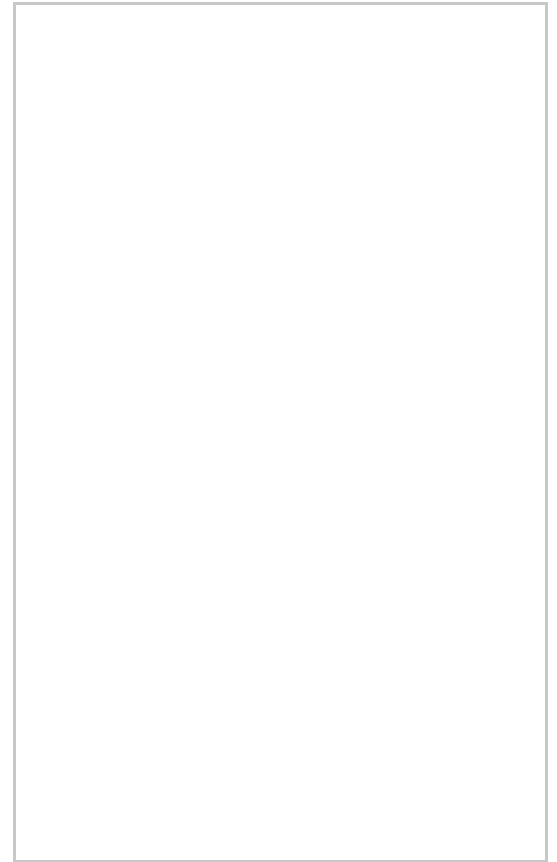
### Money Laundering;

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

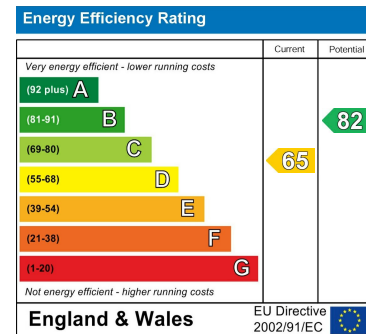
### Area Map



### 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.

