



## 65 Springhill Terrace

Brereton, Rugeley, WS15 1BT

**Offers in the region of £195,000**



Chase Owl are pleased to market this well presented extended three bedroom end terraced home. Being ideal for First Time Buyers, close to local amenities and offering plentiful parking to Garage. Entrance Porch, Reception Hallway, Guest Cloakroom, Lounge, Breakfast Kitchen and Conservatory. First Floor Landing to Three Bedrooms and Wet Room. Driveway providing parking for several vehicles to Garage and Good sized Garden to rear.



### Entrance Porch

Approached from composite front entrance door and having light point, tiled flooring and upvc double glazed windows to side. Further composite door to Hallway.

### Reception Hallway

Having ceiling light point, radiator, tiled flooring, useful under stairs storage and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, tiled flooring and heated towel rail,

### Lounge 12'5" x 11'11" (3.78m x 3.63m)

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

### Breakfast Kitchen 18'8" x 9'3" (5.69m x 2.82m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Gas Range with extractor over, dishwasher and space with plumbing for washing machine. Freestanding island with work surface over, storage below and providing a seating area. Two ceiling light points, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc door to Garage and French doors to Conservatory.

### Conservatory 9'10" x 8'0" (3.00m x 2.44m)

Being constructed of upvc frame and having tiled flooring with sliding patio door allowing access to the enclosed Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and laminate flooring.

### Bedroom One 11'9" x 10'2" (3.58m x 3.10m)

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

### Bedroom Two 11'8" x 9'8" (3.56m x 2.95m)

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

### Bedroom Three 8'11" x 8'10" (2.72m x 2.69m)

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

### Wet Room

Comprising walk in shower area with rain head shower over, closet w.c and his and her vanity sink units. Inset ceiling lights, tiling to walls and flooring, heated towel rail, cupboard housing combination boiler and upvc double glazed window to front aspect.

### Outside

The front of the property having a block paved driveway providing parking for several vehicles and leading to Garage (19'6" x 10'5") with roller shutter door and having light, power, upvc window to rear and upvc double glazed door allowing access to the Garden. A side gate leads into the enclosed rear garden being mainly laid to concrete print with raised flower borders, outside tap, covered gazebo for seating and hot tub and good sized shed currently used as a bar.

### 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.

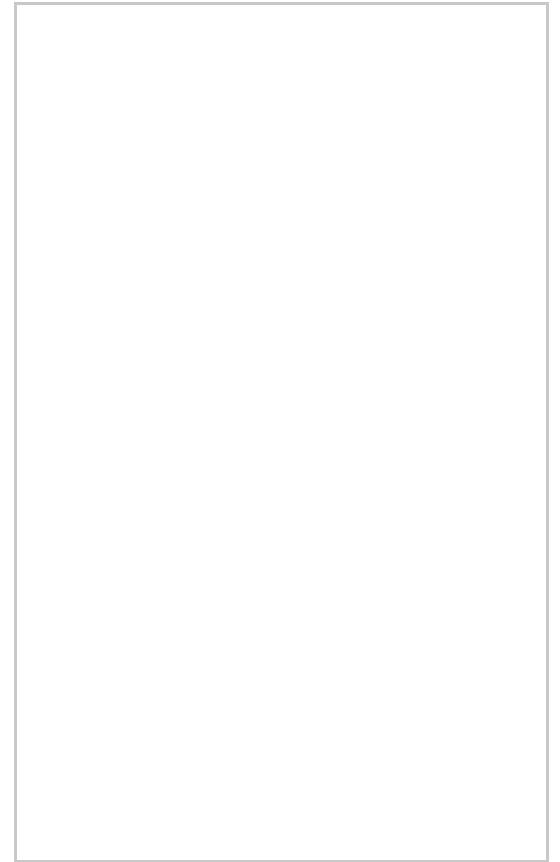
### Money Laundering;

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

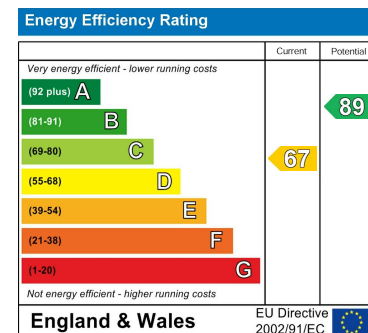
## Area Map



## 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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