



2 Kelvedon Way

Etchinghill, Rugeley, WS15 2SQ

£250,000



Chase Owl are pleased to market this well presented two bedroom semi detached bungalow. Being offered with NO UPWARD CHAIN, close to local amenities and transport links in a sought after location. Having Entrance Hallway, Lounge, Conservatory, Fitted Kitchen, Two Bedrooms and Shower Room. Driveway to Covered Carport and Detached Garage with Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screens and having ceiling light point, radiator, laminate flooring and useful storage cupboard.

Lounge 19'4" x 10'0" (5.89m x 3.05m)

Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, laminate flooring and two radiators. Door to access Kitchen and sliding upvc double glazed patio doors to Conservatory.

Conservatory 11'2" x 10'3" (3.40m x 3.12m)

Being constructed of brick base with upvc double glazed frame and having laminate flooring, radiator and door to access Rear Garden.

Fitted Kitchen 9'6" x 7'8" (2.90m x 2.34m)

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, washing machine and fridge/freezer. Ceiling light point, radiator, tiled flooring and useful cupboard housing combination boiler. Upvc double glazed window to rear aspect and door to side elevation.

Bedroom One 12'7" x 10'1" (3.84m x 3.07m)

Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 9'8" x 7'8" (2.95m x 2.34m)

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

Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, loft access, part tiling to walls, tiled flooring and upvc double glazed window to side aspect.

Outside

The property having a lawned fore garden with flower borders. A driveway leading to covered Carport which in turn leads to Detached Garage with up and over door, having light and power. A side gate allows access to the enclosed rear garden having paved patio to a decked seating area, planted borders, shed and greenhouse. 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.

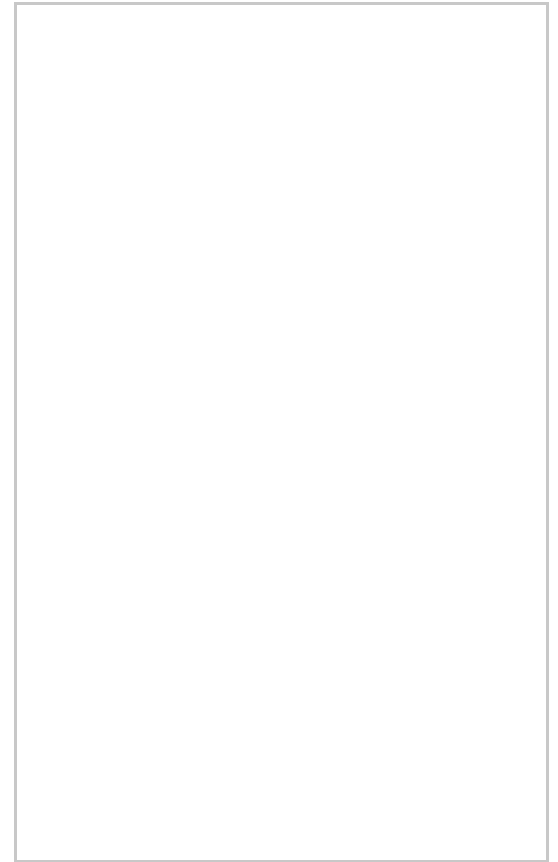
Money Laundering;

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

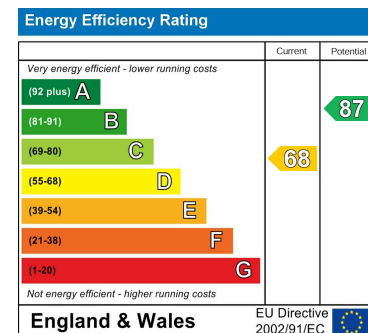
Area Map



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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