



53 Aneurin Bevan Place

, Rugeley, WS15 2QE

Offers in excess of £160,000



Chase Owl are pleased to market this well presented three bedroom mid terraced home. Being offered with NO UPWARD CHAIN, ideal for First Time Buyers or Investors and walking distance to local amenities. Having Entrance Hallway, Lounge and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with parking to rear.



Entrance Hallway

Approached from wooden front entrance door and having ceiling light point, radiator and stairs to First Floor Landing.

Lounge 20'7" x 10'8" (6.27m x 3.25m)

Having a feature fireplace with inset pebble electric fire. Two ceiling light points, radiator and upvc double glazed window to front and rear aspects.

Fitted Kitchen 13'9" x 8'7" (4.19m x 2.62m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Cooker point, space with plumbing for washing machine, useful storage cupboard, ceiling light point, radiator and upvc door and window to rear aspect. Door through to Lounge.

First Floor Landing

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

Bedroom One 11'7" x 13'0" (3.53m x 3.96m)

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

Bedroom Two 13'3" x 8'7" (4.04m x 2.62m)

Having ceiling light point, radiator, cupboard housing combination boiler and upvc double glazed window to rear aspect.

Bedroom Three 9'0" x 8'7" (2.74m x 2.62m)

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

Bathroom

Comprising panelled bath with mixer tap and vanity hand wash basin. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Separate w.c

Comprising w.c, ceiling light point and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned foregarden with flower borders and pathway to front entrance door. The enclosed rear garden having paved patio with pathway to lawn with borders, brick out house and gate to rear.

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.

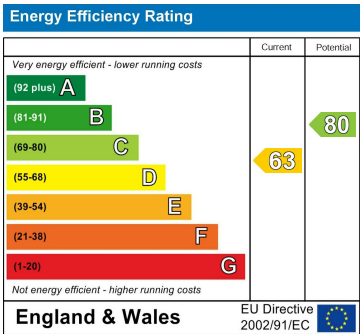
Area Map



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.

