



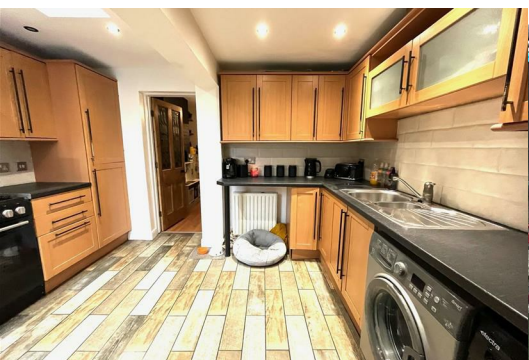
17 Station Road

, Rugeley, WS15 2HE

£175,000

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Chase Owl are pleased to market this well presented three bedroom end terraced traditional property. Being ideal for First Time Buyers, close to local amenities and being spacious throughout. Having Lounge, Dining Room, Fitted Kitchen and Downstairs Bathroom. First Floor Landing to Three Bedrooms. Enclosed Garden to rear with potential off road parking.



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

Approached from upvc double glazed front entrance door and having Inglenook fire place with oak mantle over with log burner on tiled hearth. Ceiling light point, coving, two wall lights and upvc double glazed window to front aspect. Open plan to Dining Room.

Dining Room 11'7" x 9'0" (3.53m x 2.74m)

Having ceiling light point, laminate flooring, useful under stairs storage cupboard and door to stairs leading to First Floor Landing. Wooden door with inset stained glass panels to Fitted Kitchen.

Fitted Kitchen 12'11" x 9'8" (3.94m x 2.95m)

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 Range with extractor hood over. Space with plumbing for washing machine and further appliance space. Ceiling light points, tiled flooring, radiator, cupboard housing combination boiler and upvc double glazed window to side aspect. Upvc double glazed door to Rear Garden. Further door to Bathroom.

Downstairs Bathroom

Comprising panelled bath with shower over with screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Dining Room and having ceiling light point and radiator.

Bedroom One 12'5" x 12'0" (3.78m x 3.66m)

Having built in wardrobes. Ceiling light point, radiator, coving, decorative dado rail and upvc double glazed window to front aspect.

Bedroom Two 11'10" x 8'10" (3.61m x 2.69m)

Having ceiling light point, radiator, useful storage cupboard, loft access with ladder and upvc double glazed window to rear aspect. Door to Bedroom Three.

Bedroom Three 9'8" x 6'2" (2.95m x 1.88m)

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

Outside

The enclosed rear garden having paved patio to artificial lawn. Summer House, outside tap and outdoor power. There are double gates providing off road parking where the summer house is currently sited.

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.

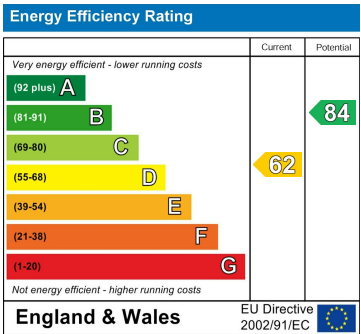
Area Map



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.

