



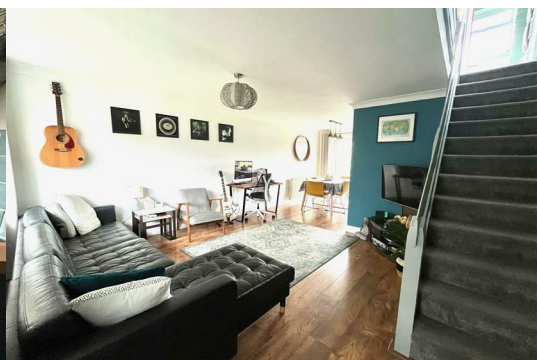
17 Chieveley Close

Etchinghill, Rugeley, WS15 2TF

£230,000



Chase Owl are pleased to market this well presented three bedroom semi detached home. Located in a sought after cul de sac, close to local amenities and being ideal for First Time Buyers. Having Lounge open plan to Dining Room, Fitted Kitchen and Utility Room. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and gardens to front and rear.



Lounge to Dining Room 23'10" x 15'3" (7.26m x 4.65m)

Approached from composite front entrance door and having two ceiling light points, coving, radiators, wooden flooring and upvc double glazed bow window to front aspect. Sliding patio door to rear Garden and stairs leading to First Floor Landing.

Fitted Kitchen 9'8" x 6'9" (2.95m x 2.06m)

Being fitted with a range of base mounted units with wooden work surfaces over, incorporating inset stainless steel sink with telescopic tap with drainer and tiled splash. Beling Gas Range cooker, ceiling light point and upvc double glazed window to rear aspect. Door leading through to Utility Room and Garage.

Utility Room 9'9" x 7'5" (2.97m x 2.26m)

Being fitted with useful storage units with work surfaces over, allowing spaces for appliances. Ceiling light point, upvc double glazed window to rear aspect and door to Rear Garden. Access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with light, ladder and boarding to combination boiler. Upvc double glazed window to side aspect.

Bedroom One 12'2" x 8'7" (3.71m x 2.62m)

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

Bedroom Two 11'3" x 8'7" (3.43m x 2.62m)

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

Bedroom Three 9'6" x 6'0" (2.90m x 1.83m)

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

Bathroom

Comprising shaped bath with shower over and screen, vanity hand wash basin with closet w.c. Ceiling light point, extractor fan, tiling to walls and flooring, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with off road parking leading to Garage. This having up and over door with light, power and attic storage. Access door to Utility allowing access to the enclosed Rear Garden. Having paved patio, lawn with borders, further seating area, outside tap and power.

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.

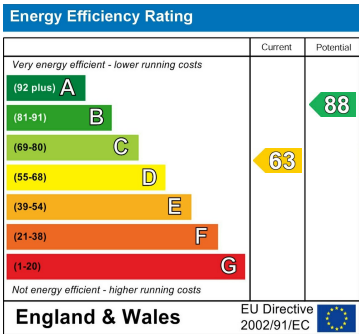
Area Map



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.

