



102 St. Thomas Way

Hawksyard, Rugeley, WS15 1RA

£269,500



Chase Owl are pleased to market this modern three storey four bedroom end terraced property. Situated on the popular Hawksyard Estate, having open aspect to front and **PARKING WITH GARAGE** to rear. Entrance Hallway, Guest Cloakroom, Breakfast Kitchen and Lounge. First Floor Landing with Three Bedrooms and Bathroom. Second Floor Landing with Master Bedroom and En Suite. Good sized **SOUTH FACING** Garden to rear with Parking and Garage.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, useful under stairs storage cupboard, wooden flooring and stairs to First Floor Landing.

Guest Cloakroom

Comprising w.c and hand wash basin. Extractor fan, radiator, ceiling light point, wooden flooring and upvc double glazed window to side aspect.

Breakfast Kitchen 16'4" x 9'1" (4.98m x 2.77m)

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. Built in electric oven with gas hob and extractor over, spaces with plumbing for washing machine and dishwasher and further appliance space. Two ceiling lights, radiator, wall mounted boiler and upvc double glazed window to front aspect.

Lounge 16'2" x 11'9" (4.93m x 3.58m)

Having ceiling light point, radiators, wooden flooring and French upvc double glazed doors with windows to side opening to the Rear Garden.

First Floor Landing

Approached from stairs in the Hallway and having ceiling light point, airing cupboard housing hot water cylinder and return stairs to Second Floor Landing.

Bedroom Two 12'4" x 9'5" (3.76m x 2.87m)

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

Bedroom Three 13'5" x 9'5" (4.09m x 2.87m)

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

Bedroom Four 10'4" x 6'4" (3.15m x 1.93m)

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

Family Bathroom

Comprising panelled bath with mixer tap, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, wooden flooring and upvc double glazed window to front aspect.

Second Floor Landing

Approached from stairs from First Floor Landing and having ceiling light point and door to Master Bedroom.

Master Bedroom 21'1" x 16'2" (6.43m x 4.93m)

Having built in wardrobe and further useful storage to eaves. Two radiators, light point, loft access and Velux window to rear. Upvc double glazed window to front aspect.

En Suite Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, shaver socket, radiator, wooden flooring and Velux window to rear aspect.

Outside

The property has an open aspect to front and approached from pedestrian pathway. Small foregarden with path to front entrance door. The enclosed rear garden having paved path to good sized lawn with borders, paved patio area, outside tap and gate to rear leading to the two allocated parking spaces. A further pathway leads to the GARAGE, situated under a coach house, with up and over door and having further parking for one car.

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.

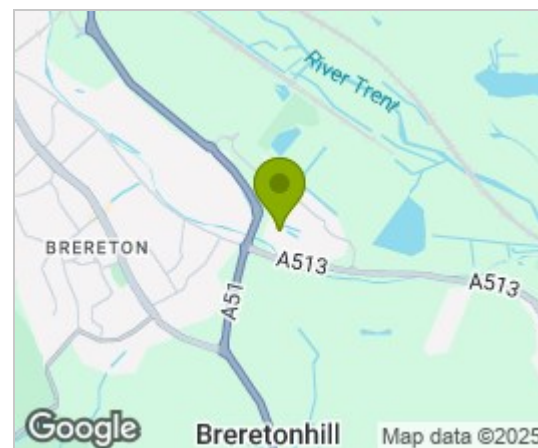
Fixtures and Fittings:

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.

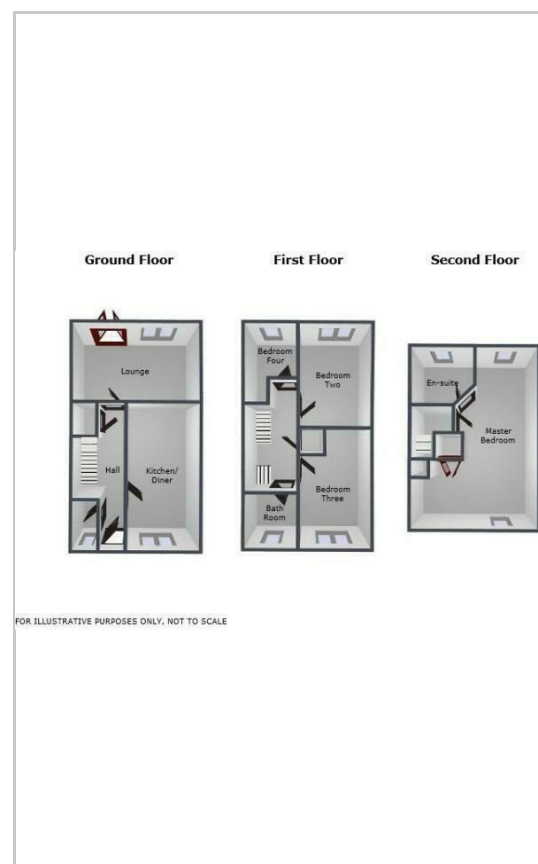
Money Laundering;

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

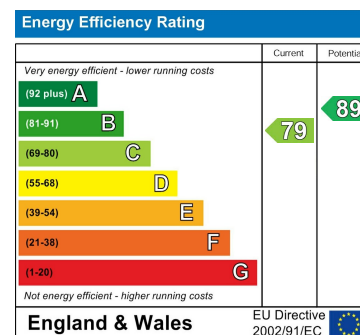
Area Map



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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