



1 Pine View

, Rugeley, WS15 2XW

£240,000



Chase Owl are pleased to market this well presented extended three bedroom semi detached home. Situated in a quiet cul de sac location, being ideal for First Time Buyers and walking distance to local amenities. Entrance Hallway, Guest W.C/Utility, Lounge, Dining Room and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and Good sized Enclosed Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with glass side screen. Having two ceiling light points, useful storage cupboard, radiator and tiled flooring.

Guest Cloakroom/ Utility

Comprising w.c, extractor fan, tiled flooring and wall mounted boiler. Work surface with inset sink and providing space with plumbing for washing machine.

Boot Room 7'11" x 5'11" (2.41m x 1.80m)

(previously part of the Garage) Having light and power with the vendors using for appliances and shoes/coats storage.

Breakfast Kitchen 13'10" x 7'10" (4.22m x 2.39m)

Being fitted with a range of wall and base mounted units with wood work surfaces, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in eye level electric double oven, gas hob with extractor over, space with plumbing for dishwasher and further appliance space. Breakfast bar seating area, ceiling light pint, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

Dining Room 11'0" x 7'9" (3.35m x 2.36m)

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

Lounge 16'1" x 13'11" (4.90m x 4.24m)

Having ceiling light point, coving, two radiators, laminate flooring and upvc double glazed window to rear aspect. French upvc doors to Rear Garden and stairs leading to First Floor Landing.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and upvc double glazed window to rear aspect.

Bedroom One 13'2" x 9'11" (4.01m x 3.02m)

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

Bedroom Two 12'10" x 9'10" (3.91m x 3.00m)

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

Bedroom Three 10'0" x 7'4" (3.05m x 2.24m)

Having ceiling light point, radiator ,useful over stairs storage and upvc double glazed window to rear aspect.

Bathroom

Comprising walk in shower cubicle, pedestal hand wash basin, panelled bath and w.c. Ceiling light point, extractor fan, laminate flooring, heated towel rail and upvc double glazed window to front aspect.

Outside

The front of the property having a block paved driveway providing off road parking and in turn leads to Garage with roller shutter door, having light and power. A side gate allows access to the well maintained good sized rear garden. This having a paved patio seating area, with pathway to shaped lawn with borders, two sheds and outside tap.

Agents Note

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.

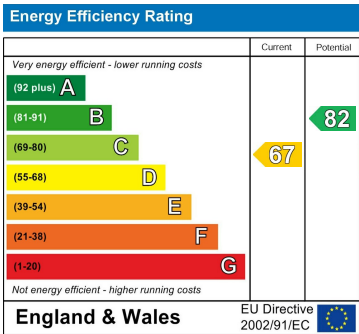
Area Map



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.

