



## 37 Speechly Drive

, Rugeley, WS15 2PT

**£180,000**



Chase Owl are pleased to market this three bedroom semi detached property, being available with NO UPWARD CHAIN. Ideal for First Time Buyers, close to local amenities and walking distance to town. Having Entrance Porch, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Parking and GARAGE to rear with Gardens.





Entrance Porch

Approached from composite front entrance door with windows to side and having wall light, electric heater and further door to Lounge.

Lounge 16'5" x 10'10" (5.00m x 3.30m)

Having brick feature fireplace with hearth. Two ceiling light points, radiator and upvc double glazed window to front aspect. Door to Dining Room.

Dining Room 13'5" x 8'10" (4.09m x 2.69m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing.

Fitted Kitchen 10'7" x 7'1" (3.23m x 2.16m)

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. Built in gas oven with hob and extractor over, two appliance spaces and useful storage cupboard with plumbing for washing machine. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Dining Room and having ceiling light point, loft access and two useful storage cupboards, one housing the combination boiler.

Bedroom One 10'6" x 10'4" (3.20m x 3.15m)

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

Bedroom Two 10'10" x 9'0" (3.30m x 2.74m)

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

Bedroom Three 8'2" x 7'0" (2.49m x 2.13m)

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

Bathroom

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

Outside

The front of the property approached from pedestrian pathway and having lawned fore garden with path to front entrance door. A side gate allows access to the enclosed rear garden. This having paved patio with steps to lawn with borders and further gate to rear. GARAGE AND PARKING IN BLOCK 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.

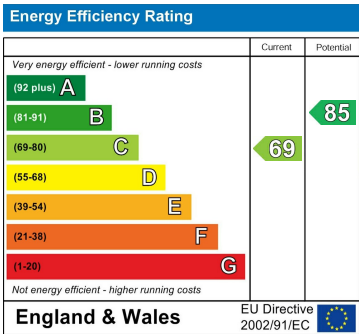
Area Map



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.

