



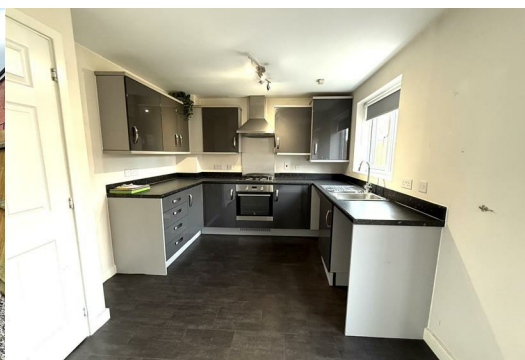
10 Lower Fufin Close

Hawksyard, Rugeley, WS15 1SP

£220,000

 3
  2
  1
  C

Chase Owl are pleased to market this modern three bedroom semi detached home, situated on the popular Hawksyard Estate. Offered with NO UPWARD CHAIN, being ideal for First Time Buyers or Investors. Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Gardens to front and rear with allocated parking to the front of the property.



Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to front aspect.

Lounge 16'7" x 11'10" (5.05m x 3.61m)

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

Breakfast Kitchen 14'11" x 8'6" (4.55m x 2.59m)

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 hood over, space with plumbing for washing machine and two further appliance spaces. Wall mounted boiler, useful walk in larder cupboard, two ceiling light points, radiator and upvc double glazed window to rear aspect. French upvc doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 12'2" x 9'6" (3.71m x 2.90m)

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

En Suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to front aspect.

Bedroom Two 8'8" x 8'3" (2.64m x 2.51m)

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

Bedroom Three 8'2" x 5'10" (2.49m x 1.78m)

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

Bathroom

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

Outside

The property having two allocated parking spaces to front. A gate leading into the enclosed rear garden being mainly laid to lawn with borders, paved patio, shed and outside tap.

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.

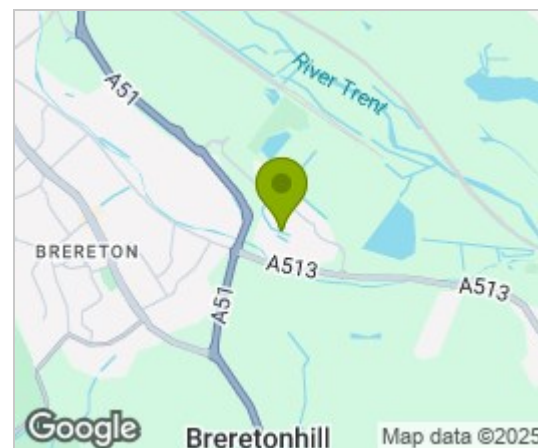
Fixtures and Fittings:

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.

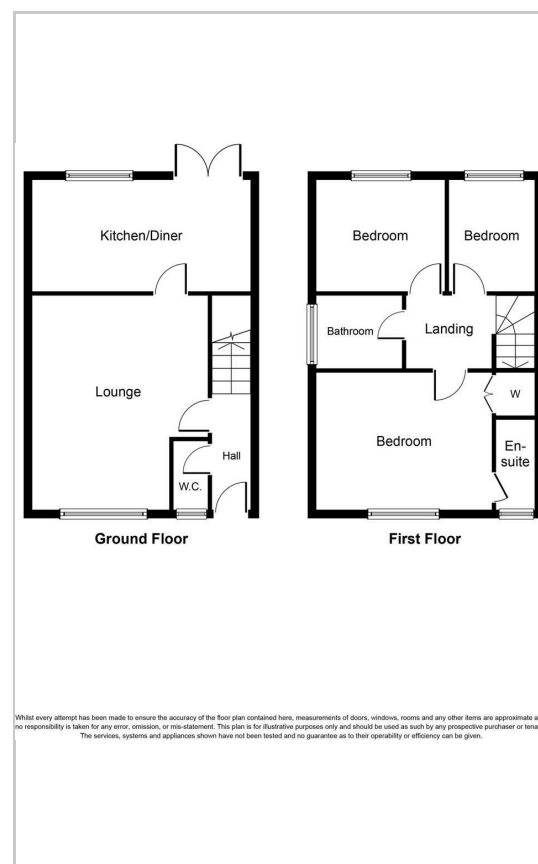
Money Laundering;

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

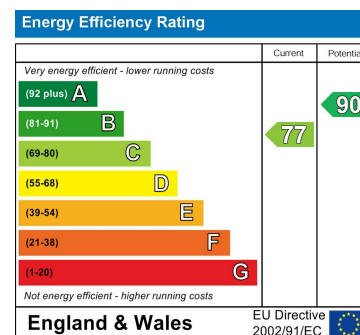
Area Map



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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

