



17 Finches Hill

Etchinghill, Rugeley, WS15 2TN

£290,000



Chase Owl are pleased to market this well presented three bedroom detached bungalow. Situated in a quiet cul de sac location within Etchinghill and having SOUTH Facing Garden and walking distance to local amenities. Having Entrance Hallway, Shower Room, Lounge, Conservatory, Breakfast Kitchen and Three Bedrooms. Driveway for several vehicles and Gardens to front and rear.



Entrance Hallway

Approached from composite front entrance door with side screen and having ceiling light point, radiator, wooden flooring, loft access and walk in cupboard housing combination boiler.

Lounge 15'11" x 11'10" (4.85m x 3.61m)

Having log burner with grate. Ceiling light point, coving, radiators, wooden flooring and sliding upvc double glazed door to Conservatory.

Conservatory 10'8" x 6'11" (3.25m x 2.11m)

Being constructed brick base with upvc double glazed frame and having radiator, wooden flooring and skylight to roof.

Breakfast Kitchen 15'5" x 10'3" (4.70m x 3.12m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor over, integrated washing machine and space for fridge/freezer. Two ceiling light points, radiators, wooden flooring and two upvc double glazed windows to side aspect. Upvc double glazed sliding patio door to rear elevation.

Bedroom One 12'5" x 10'3" (3.78m x 3.12m)

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

Bedroom Two 10'5" x 8'0" (3.18m x 2.44m)

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

Bedroom Three 16'1" x 12'5" (4.90m x 3.78m)

(formally the Garage) Having ceiling light point, radiator, built in storage cupboards and upvc double glazed window to front aspect.

Shower Room

Comprising walk in shower, vanity hand wash basin with closet w.c. Ceiling light point, radiator, part tiling to walls, tiled flooring, wall mounted electric heater and upvc double glazed window to side aspect.

Outside

The front of the property having a tarmacadam driveway providing parking for several vehicles. A gravelled fore garden with planted borders and pathway to front entrance door and gate allowing access to the enclosed rear garden. The garden being tiered and SOUTH FACING with patio area, steps to a decked seating area with planted borders, gazebo and further steps down to summer house, shed and a lawned area. Outside power, lights and 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.

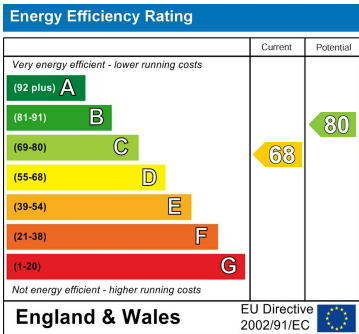
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

