



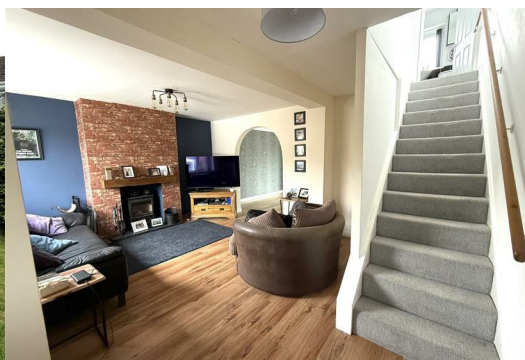
49 Chadsfield Road

, Rugeley, WS15 2QP

£300,000



Chase Owl are pleased to market this extended four bedroom semi detached home, available with NO UPWARD CHAIN. Situated in a sought after location on a corner plot, allowing scope for further extending and in Chancel School Catchment. Having Porch, Lounge, Dining Room, Fitted Kitchen, Utility, Guest Cloakroom, Bedroom Four and Conservatory. First Floor Landing to Three Bedrooms and Bathroom. Driveway providing plentiful Parking to Garage and Good sized enclosed Garden to rear.



Entrance Porch

Approached from composite front entrance door with window to side. Having light point and double doors leading into Lounge.

Lounge 16'10" x 13'4" (5.13m x 4.06m)

Having inglenook fireplace with log burner on tiled hearth with mantle over. Ceiling light point, two radiators, laminate flooring, useful under stairs storage and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and arch to Dining Room.

Dining Room 10'10" x 8'10" (3.30m x 2.69m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed sliding door to Conservatory. Door to Kitchen.

Conservatory 14'3" x 9'6" (4.34m x 2.90m)

Being constructed of brick base and upvc double glazed frame with laminate flooring and French doors to Rear Garden.

Fitted Kitchen 11'6" x 7'5" (3.51m x 2.26m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel bowl sink with mixer tap and drainer. Freestanding electric cooker with extractor over, spaces with plumbing for dishwasher and fridge freezer. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

Utility Room

Having work surface with appliance spaces below and wall cupboards. Wall mounted boiler, ceiling light point, tiled flooring and radiator. Upvc double glazed window and door to rear aspect.

Guest Cloakroom / Wet Room

Comprising walk in shower area, hand wash basin and w.c. Inset ceiling lights and radiator.

Bedroom Four 17'6" x 8'3" (5.33m x 2.51m)

Having inset ceiling lights, radiator and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access with ladder, light and being boarded and upvc double glazed window to side aspect.

Bedroom One 13'0" x 9'11" (3.96m x 3.02m)

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

Bedroom Two 11'0" x 7'8" (3.35m x 2.34m)

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

Bedroom Three 10'1" x 6'7" (3.07m x 2.01m)

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

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a good sized gravelled driveway providing parking for several vehicles, in turn leading to Sectional Garage with up and over door, having light and power. A side gate leads into the SOUTH FACING enclosed rear garden and having paved patio to lawns, a decked seating area, shed and outside tap. SUMMER HOUSE; Having power, light, Kitchen area and self contained Shower Room.

Agents Notes

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.

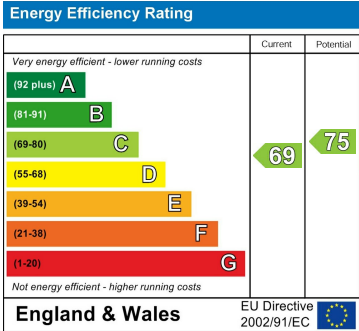
Area Map



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.

