



30 Finches Hill

Etchinghill, Rugeley, WS15 2TN

£380,000



Chase Owl are pleased to market this spacious well presented four bedroom detached home on a corner plot. Being offered with NO UPWARD CHAIN, in a sought after location close to local amenities and Cannock Chase. Having Entrance Hallway, Bedroom Four, Guest Cloakroom, Fitted Kitchen, Lounge and Conservatory. First Floor Landing to Master Bedroom with En Suite, Two further DOUBLE Bedrooms and Family Bathroom. Driveway providing parking for several vehicles and Generous private Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with window to front. Ceiling light point, radiator, oak flooring and stairs leading to First Floor Landing.

Bedroom Four / Dining Room 16'8" x 7'11" (5.08m x 2.41m)

(previously the Garage) Having ceiling light point, radiator, oak flooring and upvc double glazed window to front aspect.

Guest Cloakroom

Comprising vanity hand wash basin and w.c Inset ceiling light, oak flooring and upvc double glazed window to side aspect.

Lounge 26'3" x 11'0" (8.00m x 3.35m)

Having two ceiling light points, two radiators, oak flooring and upvc double glazed window to front aspect. French upvc doors to Rear Garden. Further French doors leading to Conservatory.

Conservatory 13'10" x 8'9" (4.22m x 2.67m)

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

Fitted Kitchen 13'10" x 8'9" (4.22m x 2.67m)

Being fitted with a comprehensive range of wall and base mounted units with wooden work surfaces, incorporating inset sink with telescopic tap with drainer. Gas range with extractor hood over, integrated dishwasher, washing machine, microwave, tumble dryer and fridge. Inset ceiling lights, laminate flooring and upvc double glazed window to rear aspect. French doors to rear Garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard housing combination boiler with shelving.

Master Bedroom 10'11" x 10'11" (3.33m x 3.33m)

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

En Suite

Comprising walk in shower cubicle and vanity hand wash basin. Ceiling light point and tiled flooring.

Bedroom Two 12'10" x 7'9" (3.91m x 2.36m)

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

Bedroom Three 10'10" x 7'9" (3.30m x 2.36m)

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

Spacious Family Bathroom

Comprising walk in shower cubicle, panelled bath with shower attachment, w.c and pedestal hand wash basin. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a tarmacadam driveway providing parking for several vehicles. A lawned fore garden with a variety of shrubs and trees to the borders. A side gate allows access to the private enclosed rear garden having paved patio to lawn, established borders, fish pond, shed, outdoor light/power 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.

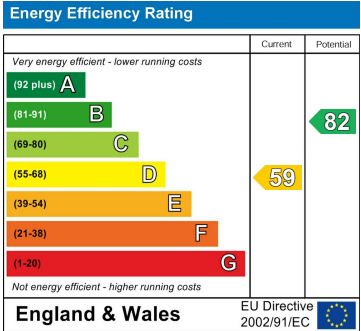
Area Map



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

