



## 96 Old Eaton Road

, Rugeley, WS15 2HA

**£269,500**



Chase Owl are pleased to market this well presented three bedroom semi detached home. Being offered with NO UPWARD CHAIN, in a sought after area in the Chancel School Catchment and ideal for First Time Buyers. Having Entrance Porch, Reception hallway, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking to Garage and good sized SOUTH FACING Rear Garden.





Entrance Porch

Approached from upvc double glazed front entrance door with side screen and having further door to Hallway.

Reception Hallway

Having ceiling light point, laminate flooring, radiator and useful under stairs storage cupboard. Stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

Lounge 13'0" x 10'4" (3.96m x 3.15m)

Having wooden feature fire surround with inset gas fire on hearth. Ceiling light point, radiator and upvc double glazed window to to front aspect. Arch to Dining Room.

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

Having ceiling light point, radiator and upvc double glazed sliding patio to to Rear Garden. Door to Kitchen.

Fitted Kitchen 10'4" x 8'0" (3.15m x 2.44m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space with plumbing for washing machine and useful larder cupboard. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Upvc door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder to a boarded space with light and housing combination boiler.

Bedroom One 12'11" x 9'10" (3.94m x 3.00m)

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

Bedroom Two 10'10" x 9'10" (3.30m x 3.00m)

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

Bedroom Three 9'11" x 6'6" (3.02m x 1.98m)

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

Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, radiator, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a block paved driveway to Garage with up and over door. Having light, power and access door to the enclosed Rear Garden. Having paved patio to lawn with borders, pathway to a second lawn, summer house, shed, fruit trees and outside tap.

Agents Notes

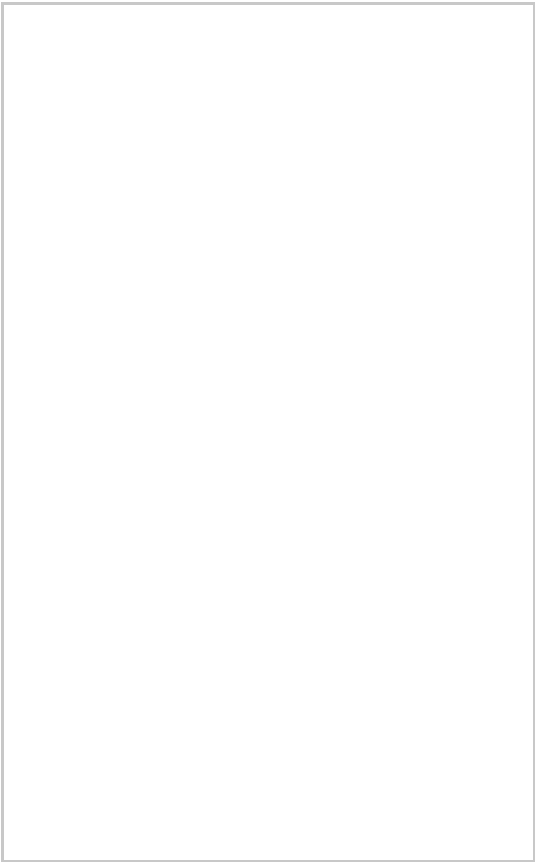
Agents Notes;  
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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.

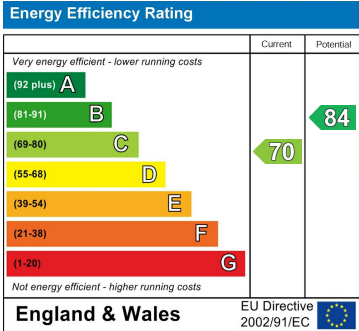
Area Map



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.

