



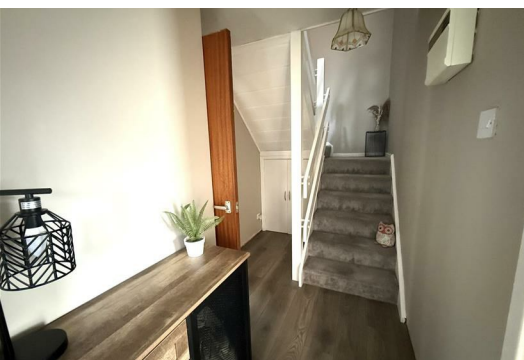
38 Huntsmans Walk

, Rugeley, WS15 2SN

£215,000



Chase Owl are pleased to market this three bedroom semi detached property, situated on a quiet cul de sac. Being close to local amenities, ideal for First Time Buyers and offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Dining Area to Fitted Kitchen and Conservatory. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear and Garage.



Entrance Hallway

Approached from upvc double glazed front entrance door. Having ceiling light point, useful under stairs storage cupboard, laminate flooring and stairs leading to First Floor Landing.

Lounge 15'9" x 9'9" (4.80m x 2.97m)

Having two ceiling light points, laminate flooring and two upvc double glazed windows to front aspect.

Dining Room 9'6" x 8'2" (2.90m x 2.49m)

Having ceiling light point, warm air central heating boiler and upvc double glazed window to rear aspect. Open plan to Kitchen.

Fitted Kitchen 10'1" x 7'3" (3.07m x 2.21m)

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, integrated slimline dishwasher, washing machine and integral fridge. Ceiling light point, tiled flooring, and upvc double glazed window to side aspect. Upvc double glazed door to Conservatory.

Conservatory

Being constructed of upvc frame and having light point, tiled flooring and door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder and doors to all rooms.

Bedroom One 15'8" x 10'0" (4.78m x 3.05m)

Having ceiling light points, built in wardrobes and two upvc double glazed windows to front aspect.

Bedroom Two 9'8" x 6'6" (2.95m x 1.98m)

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

Bedroom Three 9'6" x 6'7" (2.90m x 2.01m)

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

Bathroom

Comprising freestanding claw bath with shower attachment, vanity hand wash basin and w.c. Two ceiling light points, laminate flooring, half tile to walls and two upvc double glazed windows to rear aspect.

Outside

The front of the property having a single garage with up and over door, having light and power. A lawned fore garden with established borders and steps leading to front entrance door and access gate to Rear Garden. The rear garden is tiered and having paved patio with steps to lawn and further gate to rear.

Agents Note

The property has gas connected to the property but is currently fitted with a blow air heating system.

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.

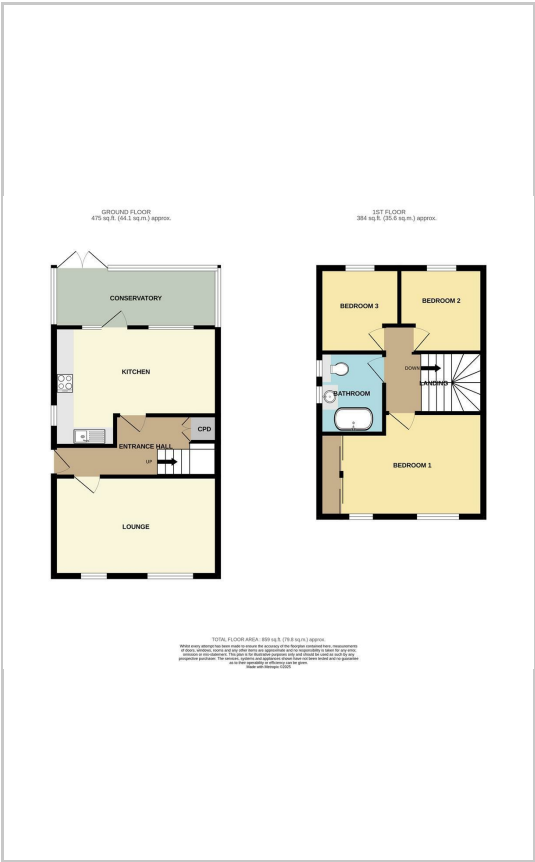
Money Laundering;

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

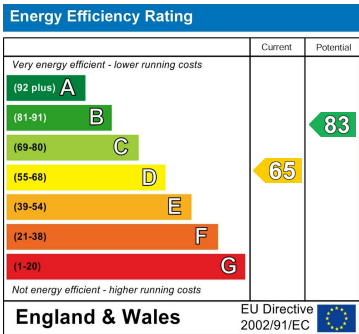
Area Map



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.

