



## 71 Old Eaton Road

, Rugeley, WS15 2HA

**£295,000**



" MUST BE VIEWED" Chase Owl are pleased to market this beautifully presented three bedroom semi detached property. Being ideal for First Time Buyers, walking distance to local amenities and Chancel School Catchment. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Shower Room. Gardens to front and rear with Driveway for several vehicles and Garage.





Entrance Hallway

Approached from composite front entrance door with side screen and having ceiling light points, useful cloaks cupboard, radiator, tiled flooring and stairs leading t First FloorLlanding. Door to Lounge.

Lounge 13'1" x 13'1" (3.99m x 3.99m)

Having ceiling light point, media wall with useful storage to sides, built in log burner and under stairs storage cupboard. Tiled flooring with under floor heating and upvc double glazed window to front aspect. Double doors leading into the Breakfast Kitchen.

Breakfast Kitchen 16'4" x 10'8" (4.98m x 3.25m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset Belfast sink with mixer tap and drainer. Built in electric oven with hob and extractor hood over, integrated slimline dishwasher, fridge/ freezer and space with plumbing for washing machine. Inset ceiling lights, tiled flooring with under floor heating, breakfast island providing seating and upvc double glazed window to rear aspect. Upvc door to side elevation and bi fold doors allowing access to the enclosed rear garden.

First Floor Landing

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

Bedroom One 13'0" x 9'4" (3.96m x 2.84m)

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

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)

Having inset ceiling lights, useful storage cupboard with shelving, radiator wooden panelling to wall and upvc double glazed window to rear aspect.

Bedroom Three 6'5" x 6'2" (1.96m x 1.88m)

Being fitted with a range of built in wardrobes. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

Shower Room

Having a double walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with gravel borders. A Block paved driveway provides parking for several vehicles and this in turn leads to double gates allowing access to further secure parking and Detached Garage. The enclosed rear garden having paved patio, path to lawns with flower borders, shed and outside tap.

Agents Notes

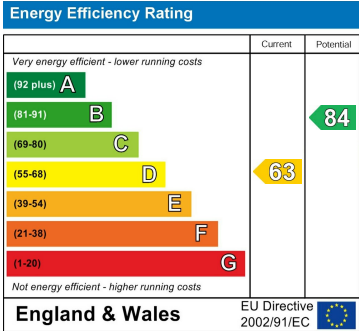
Area Map



Floor Plans



Energy Efficiency Graph



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