



5 Delafield Way

Etchinghill, Rugeley, WS15 2YF

£275,000



Chase Owl are pleased to market this well presented extended three bedroom link detached home. Being a stones throw from Etchinghill School, Cannock Chase and ideal for First Time Buyers or A growing Family. Having Entrance Hallway, Lounge, Breakfast Kitchen, Utility Room and Guest Cloakroom. First Floor Landing to Three Bedrooms and Shower Room. Driveway for several vehicles to Garage and Enclosed SOUTH FACING Garden to rear.



Entrance Hallway

Approached from composite front entrance door with side screen and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Lounge 16'2" x 11'6" (4.93m x 3.51m)

Having two wall lights, coving, radiator and upvc double glazed bow window to front aspect.

Breakfast Kitchen 14'6" x 10'6" (4.42m x 3.20m)

Being fitted with a comprehensive range of wall and base mounted units with granite work surfaces, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over. Two ceiling light points, radiator, laminate flooring, larder cupboard and useful cloaks cupboard. Upvc double glazed window to rear aspect and sliding upvc doors leading to the outside entertaining area. Door to Utility Room.

Utility Room 13'6" x 7'3" (4.11m x 2.21m)

Again being fitted with a range of wall and base mounted units with work surfaces over. Space with plumbing for washing machine and further appliance spaces, ceiling light point, radiator, laminate flooring and upvc double glazed door to Rear Garden. Access door to Garage.

Guest Cloakroom

Comprising w.c (Saniflo) and vanity hand wash basin. Light point, laminate flooring and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler with shelving and upvc double glazed window to side aspect.

Bedroom One 13'2" x 8'4" (4.01m x 2.54m)

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

Bedroom Two 11'4" x 8'5" (3.45m x 2.57m)

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

Bedroom Three 9'2" x 6'0" (2.79m x 1.83m)

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

Shower Room

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a concrete print driveway providing parking for several vehicles which in turn leads to Garage with light, power and access to Utility Room. The fore garden being terraced planted with shrubs and slate borders. The SOUTH FACING enclosed rear garden having a covered decked area for out door entertaining, steps leading to raised flower borders, greenhouse 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.

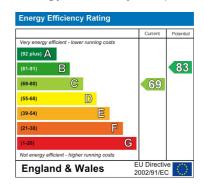
Area Map



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.

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