

32 Harney Court

, Rugeley, WS15 2NW

£167,500

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Chase Owl are pleased to market this well presented three bedroom terraced property. Being ideal for First Time Buyers, close to local amenities and transport links. Having Entrance Hallway, Lounge, Fitted Kitchen and First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and Enclosed Garden to rear.







Entrance Hallway
Approached from upvc double glazed front entrance door with side screen. Having ceiling light point, radiator, half wooden panelling to walls, laminate flooring and stairs to First Floor Landing.

Lounge 20'10" x 10'9" (6.35m x 3.28m)
Having two ceiling light points, radiator, laminate flooring and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 14'0" x 8'9" (4.27m x 2.67m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point, space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, breakfast seating area. useful storage cupboard and upvc double glazed window to rear aspect. Door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point and loft access with ladder, light, boarded and housing combination boiler.

Bedroom One 13'5" x 11'10" (4.09m x 3.61m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 13'6" x 8'7" (4.11m x 2.62m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

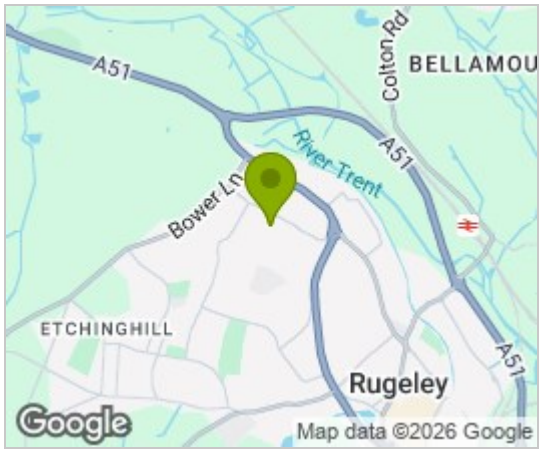
Bedroom Three 9'0" x 8'10" (2.74m x 2.69m)
Having ceiling light point, radiator, overstairs storage cupboard and upvc double glazed window to front aspect.

Bathroom
Comprising "p" shaped panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, extractor fan, tiling to walls and upvc double glazed window to rear aspect.

Outside
The property of the property having a gravelled fore garden which the current vendors use for off road parking. The low maintaince enclosed rear garden having paved patio, gravelled garden, storage shed, outside tap and lighting.

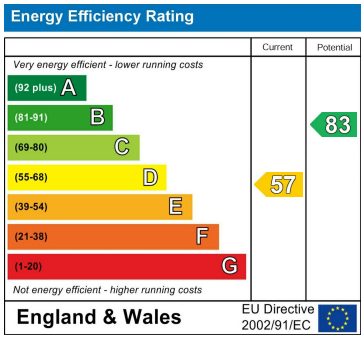
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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