



44 Bracken Way

, Rugeley, WS15 2NT

Offers invited £180,000



Chase Owl are pleased to market this spacious three bedroom mid terraced property. Being ideal for First time Buyers or Investors with NO UPWARD CHAIN, in a quiet location close to local amenities and schools. Having Entrance Hallway, Fitted Kitchen and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with GARAGE AND PARKING TO REAR.



Entrance Hallway

Approached via upvc double glazed front entrance door with side screen and having ceiling light point, radiator, under stairs storage cupboard and stairs leading to First Floor Landing.

Breakfast Kitchen 9'9" x 9'0" (2.97m x 2.74m)

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, space with plumbing for washing machine and two further appliance spaces. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

Lounge 15'9" x 14'10" (4.80m x 4.52m)

Having wooden feature fire surround with marble effect hearth. Two ceiling light points, decorative dado rail. two radiators and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing boiler.

Bedroom One 11'2" x 8'10" (3.40m x 2.69m)

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

Bedroom Two 12'11" x 8'10" (3.94m x 2.69m)

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

Bedroom Three 8'0" x 5'9" (2.44m x 1.75m)

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

Bathroom

Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Ceiling light point, radiator and upvc double glazed window to front aspect.

Outside

The front of the property is accessed via a pedestrian pathway and having a lawned fore garden with path to front entrance door. The enclosed rear garden being mainly laid to lawn with patio, raised borders and gate leading to the Carpark and Garage in the separate block.

Agents Note

The property is LEASEHOLD with 106 years left on the lease. GROUND RENT PAYABLE; £150.00 PER ANNUM

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.

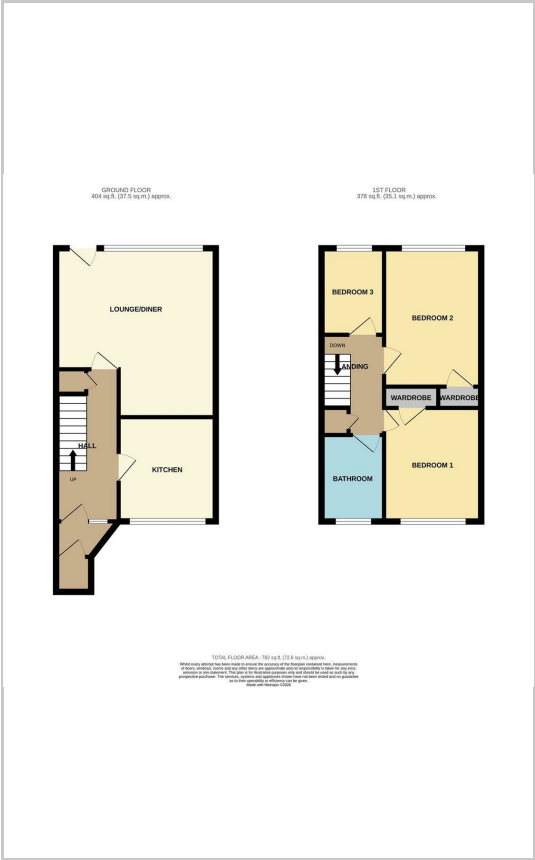
Money Laundering;

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

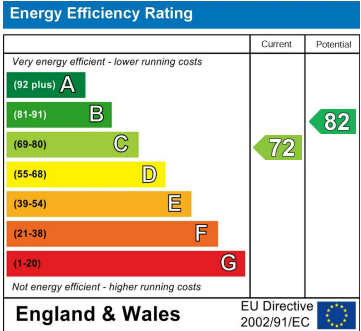
Area Map



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.

