

21 Robinson Way

Handsacre, Rugeley, WS15 4FE

£270,000

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" NO UPWARD CHAIN "Chase Owl are pleased to market this modern spacious three bedroom semi detached home situated on a corner plot. Located on the sought after Acresford Park Estate, being ideal for First Time Buyers or Investors and close to local amenities. Having Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Driveway for parking and Enclosed Garden to rear.







Entrance Hallway
Approached from composite front entrance door and having two ceiling light points, radiator, useful storage cupboard and stairs to First Floor Landing.

Guest Cloakroom
Comprising closet w.c and pedestal hand wash basin. Ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect.

Lounge 14'10" x 11'10" (4.52m x 3.61m)
Having two ceiling light points, radiators and upvc double glazed window to front aspect. Upvc double glazed French doors to Rear Garden.

Breakfast Kitchen 15'3" x 10'10" (4.65m x 3.30m)
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, gas hob with extractor hood over, integrated microwave and Fridge/freezer. Spaces with plumbing for washing machine and dishwasher. Two ceiling lights, radiator, laminate flooring and upvc double glazed windows to side, rear and front aspects.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access and upvc double glazed window to front aspect.

Master Bedroom 10'11" x 10'0" (3.33m x 3.05m)
Having ceiling light point, radiator and upvc double glazed windows to side and front aspects. Door to En Suite.

En Suite Shower Room
Comprising walk in shower cubicle, closet w.c and pedestal hand wash basin. Ceiling light point, extractor fan, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Bedroom Two 16'0" x 8'0" (4.88m x 2.44m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 9'11" x 6'10" (3.02m x 2.08m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising panelled bath with mixer tap, closet w.c and pedestal hand wash basin. Ceiling light point, extractor fan, part tiling to walls, laminate flooring, heated towel rail and upvc double glazed window to rear aspect.

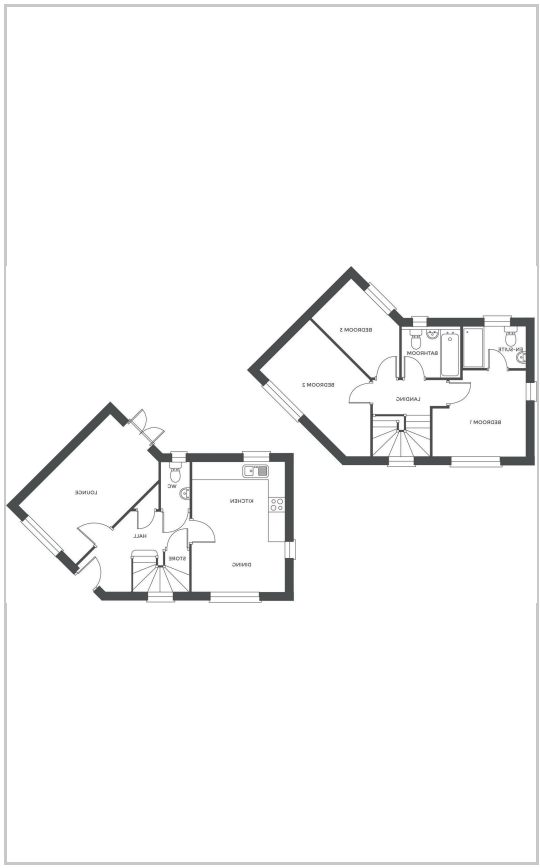
Outside
The property is situated on a corner plot with lawned fore garden and pathway to front entrance door. A block paved driveway provides parking for two vehicles. Side gate allowing access to the enclosed rear garden being mainly laid to lawn with small patio area.

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.

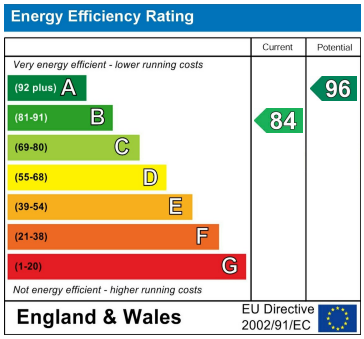
Area Map



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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