



56 Eaton Drive

, Rugeley, WS15 2FS

£218,500



" NO CHAIN" Chase Owl are pleased to market this modern well presented three bedroom town house. Being ideal for First Time Buyers/Investors, walking distance to local amenities and Chancel School Catchment. Having Entrance Hallway, Guest Cloakroom, Lounge, Dining Room, Fitted Kitchen and Conservatory. First Floor Landing, Three Bedrooms and Bathroom. Parking to front and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, tiled flooring and door to Lounge.

Guest Cloakroom

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

Lounge 16'6" x 15'2" (5.03m x 4.62m)

Having feature fire place with hearth. Ceiling light point, coving, radiators, under stairs storage cupboard and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and double doors leading through to Dining Room.

Dining Room 7'11" x 7'9" (2.41m x 2.36m)

Having ceiling light point, coving, radiator and tiled flooring. Upvc French doors to Conservatory and door to Fitted Kitchen.

Conservatory 8'10" x 7'8" (2.69m x 2.34m)

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan point, radiator, tiled flooring and French doors to Rear Garden.

Fitted Kitchen 8'4" x 8'3" (2.54m x 2.51m)

Being fitted with range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over, integrated fridge, washing machine and wall mounted boiler. Upvc double glazed window to rear aspect and upvc door to rear Garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and useful airing cupboard with shelving.

Bedroom One 14'5" x 11'5" (4.39m x 3.48m)

Having ceiling light point, coving, radiator, built in wardrobes and two upvc double glazed windows to front aspect.

Bedroom Two 9'0" x 7'10" (2.74m x 2.39m)

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

Bedroom Three 7'10" x 7'4" (2.39m x 2.24m)

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

Bathroom

Comprising panelled bath with shower over, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiled flooring and upvc double glazed window to side aspect.

Outside

The front of the property having allocated parking for one vehicle. Gravelled foregarden with pathway to front entrance door. A gate to rear allows access to the enclosed rear garden having paved patio with steps to a decked seating area, gravel borders, shed and outside tap.

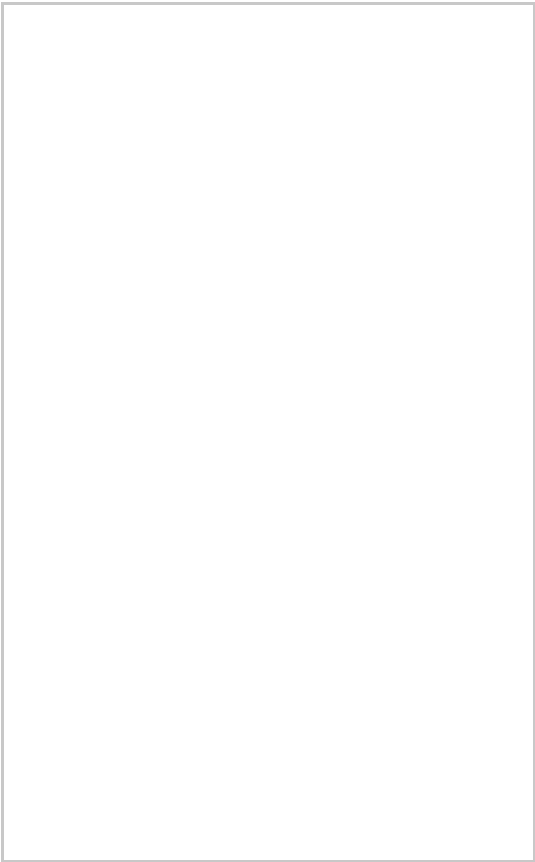
Agents Notes

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.

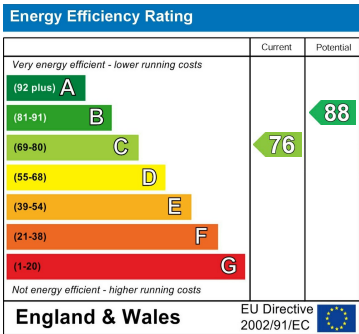
Area Map



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.

