chase owl estates



146 Lower Birches Way

, Rugeley, WS15 1GB

Offers over £370,000

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Entrance Porch
Approached from upvc double glazed front entrance door with side window and having tiled flooring with further door Hallway.

Reception Hallway
Having two ceiling light points, radiator, tiled flooring, coving and stairs to First Floor Landing.

Lounge
17'0" x 10'9" (5.18m x 3.28m)
Having feature fire surround with inset fire on hearth. Two ceiling light points, radiators, coving, wooden flooring and walk in double glazed bay window to front aspect. Door to Dining Room.

Dining Room
10'5" x 8'6" (3.18m x 2.59m)
Having ceiling light point, radiator, laminate flooring and open to Conservatory.

Conservatory
9'9" x 7'10" (2.97m x 2.39m)
Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, radiator , tiled flooring and French doors to Rear Garden.

Fitted Kitchen
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. Gas cooker with extractor over, integrated fridge/freezer and spaces for washing machine and dishwasher. Two ceiling light points, radiator and upvc double glazed window to rear aspect. Upvc door to Porch allowing access to the enclosed Rear garden.

Bedroom Five
8'11" x 7'10" (2.72m x 2.39m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Wet Room
Comprising walk in shower, w.c and hand wash basin. Ceiling light point, radiator, and cupboard housing boiler.

First Floor Landing
Approached from stairs in Hallway and having two ceiling light points, loft access with ladder and being part boarded, airing cupboard housing hot water cylinder tank and upvc double glazed window to side aspect.

Master Bedroom
14'5" x 9'9" (4.39m x 2.97m)
Having ceiling light/fan, radiator, laminate flooring, built in wardrobes and two upvc double glazed windows to front aspect.

En Suite Shower Room
Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, radiator, tiled flooring, part tiling to walls and upvc double glazed window to front aspect.

Bedroom Two
12'0" x 8'2" (3.66m x 2.49m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
8'11" x 7'4" (2.72m x 2.24m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Four

8'11" x 7'2" (2.72m x 2.18m)

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

Bathroom

Comprising panelled bath, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to side aspect.

Outside

The front of the property having driveway providing plentiful parking for several vehicles. A side gate allows access to the enclosed rear garden having paved patio, lawn with borders, shed 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.









Road Map



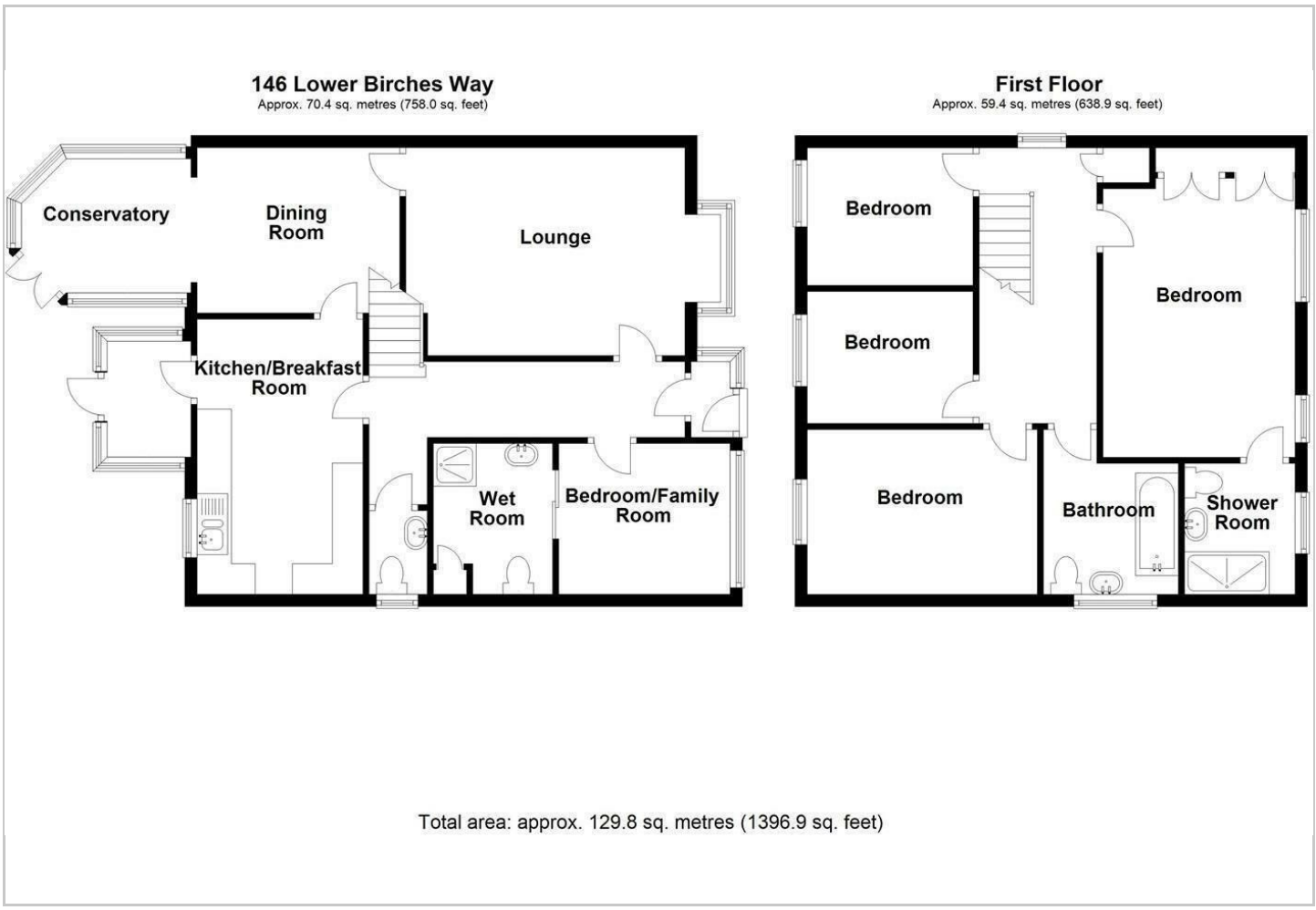
Hybrid Map



Terrain Map



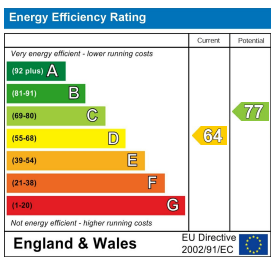
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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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