



## 20 Nursery Road

Brereton, Rugeley, WS15 1EZ

**£225,000**



Chase Owl are pleased to be marketing this well presented three bedroom end terraced property. Being ideal for First Time Buyers, ready to move in to condition and close to local amenities with Cannock Chase on the doorstep. Entrance Hallway, Refitted Kitchen, Dining Room and Lounge. First Floor Landing to Three Bedrooms, Bathroom and Separate W.C. 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, laminate flooring, panelling to walls and useful under stairs storage. Stairs to First Floor Landing.

### Refitted Kitchen 11'6" x 6'11" (3.51m x 2.11m)

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 hob and extractor hood over. Integrated fridge/ freezer and washing machine. Ceiling light point, laminate flooring, and upvc double glazed window to rear aspect. Arch to Dining Room.

### Dining Room 11'9" x 11'7" (3.58m x 3.53m)

Having ceiling light point, coving, radiator, laminate flooring and French upvc double glazed doors to Rear Garden.

### Lounge 12'8" x 10'5" (3.86m x 3.18m)

Having wooden mantle over electric effect log burner on tiled hearth. Ceiling light point, coving, radiator and laminate flooring. Upvc double glazed window to front aspect.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler and upvc double glazed window to side aspect.

### Bedroom One 13'1" x 9'5" (3.99m x 2.87m)

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

### Bedroom Two 10'10" x 9'3" (3.30m x 2.82m)

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

### Bedroom Three 9'3" x 7'4" (2.82m x 2.24m)

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

### Bathroom

Comprising panelled bath with shower over and pedestal hand wash basin. Ceiling light point, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

### Separate w.c

Comprising w.c, ceiling light point, tiled walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having raised flower beds, off road parking for vehicles and a gate allowing access to the enclosed rear garden. This having paved patio, gate to lawn with borders, useful brick storage sheds 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.

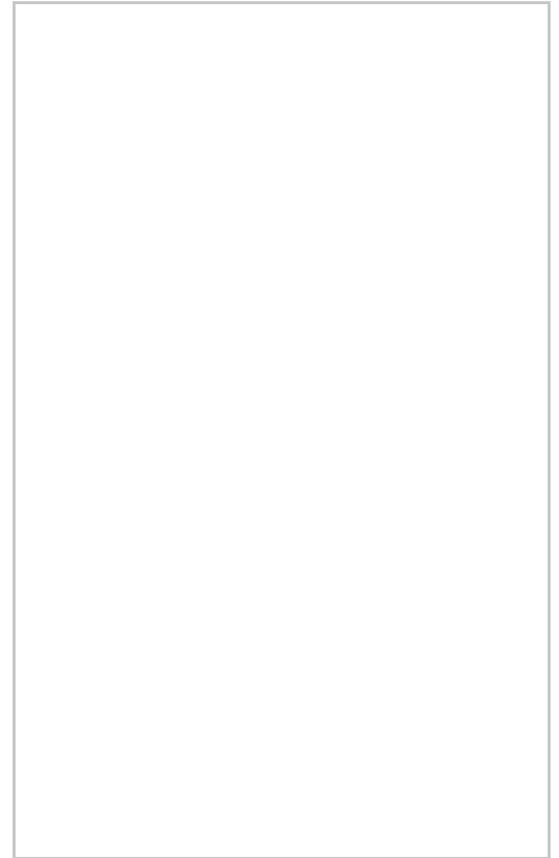
### Money Laundering;

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

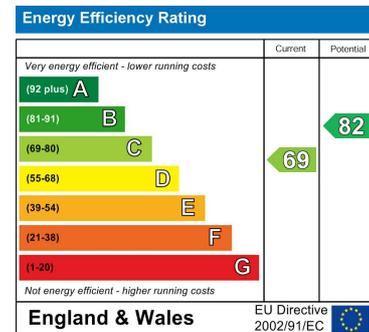
### Area Map



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

