

# 28 March Banks

, Rugeley, WS15 2SA

**£220,000**

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Chase Owl are pleased to market this three bedroom extended link detached home. Being situated in a quiet cul de sac, close to local amenities and offered with NO UPWARD CHAIN. Needing some improvements so priced to sell. Having Entrance Porch, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and gardens to front and rear.







**Entrance Porch**
Approached from front entrance door and having light point, radiator and tiled flooring. Further door to Lounge.

**Lounge 18'3" x 14'8" (5.56m x 4.47m)**
Having ceiling light point, coving, radiator, two wall lights and window to front aspect. Stairs leading to First Floor Landing.

**Dining Room 14'9" x 10'4" (4.50m x 3.15m)**
Having ceiling light point, coving, decorative dado rail, radiator, tiled flooring and sliding patio door to Rear Garden.

**Fitted Kitchen 12'1" x 7'5" (3.68m x 2.26m)**
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. Built in electric cooker, gas hob and extractor over, spaces for washing machine, fridge freezer and integrated dishwasher. Ceiling light point, radiator, tiled flooring and window to rear aspect. Door to Rear Garden and access door to Garage.

**First Floor Landing**
Approached from stairs in Hallway and having ceiling light point and loft access.

**Bedroom One 14'1" x 8'8" (4.29m x 2.64m)**
Having built in wardrobe. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

**Bedroom Two 10'9" x 8'9" (3.28m x 2.67m)**
Having built in wardrobe. Inset ceiling lights, radiator and upvc double glazed window to rear aspect.

**Bedroom Three 9'7" x 5'10" (2.92m x 1.78m)**
Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

**Bathroom**
Comprising panelled bath with shower over, screen and shower attachment, w.c and pedestal hand wash basin. Inset ceiling lights, tiled walls and flooring, radiator and upvc double glazed window to rear aspect.

**Outside**
The front of the property having a lawned fore garden. Driveway to Garage with up and over door, with light and power. Access door to Kitchen. The tiered rear garden having a decked seating area with steps leading down.

**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.

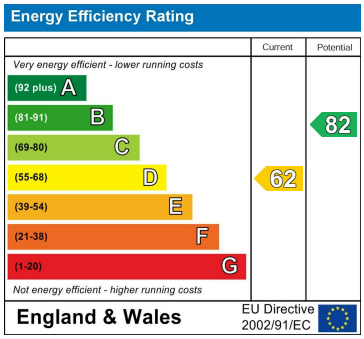
## Area Map




## 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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