



## 7 Oaken Hurst Avenue

Hawksyard, Rugeley, WS15 1RG

**£210,000**



Chase Owl are pleased to market this well presented modern two bedroom semi detached home. On the popular Hawksyard Estate this property is ideal for First Time Buyers and ready to move in to! Having Entrance Hallway, Guest Cloakroom, Fitted Kitchen and Lounge. First Floor Landing to Two DOUBLE Bedrooms and Bathroom. Gardens to front and Rear with allocated parking located to rear.



### Entrance Hallway

Approached from front entrance door and having ceiling light point, laminate flooring and useful storage cupboard.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan and radiator.

### Fitted Kitchen 8'1" x 6'7" (2.46m x 2.01m)

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 and extractor hood over. Space with plumbing for washing machine, further appliance space and wall mounted boiler. Ceiling light point, extractor fan, laminate flooring and upvc double glazed window to front aspect.

### Lounge 14'11" x 13'2" (4.55m x 4.01m)

Having ceiling light point, two radiators and upvc double glazed French door to Rear Garden. Stairs to First Floor Landing.

### First Floor Landing

Being approached from stairs in Lounge and having ceiling light point and loft access.

### Bedroom One 13'2" x 8'2" (4.01m x 2.49m)

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

### Bedroom Two 13'0" x 8'0" (3.96m x 2.44m)

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

### Bathroom

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

### Outside

The property is approached from a pedestrian pathway and having lawned fore garden with path to front entrance door. A further path to the side of the property leading to gate allowing access to the enclosed Rear Garden. This having paved patio, lawns, shed and further gate to allocated parking.

AGENTS NOTE; the property is liable to a maintenance charge of £242.50 per annum for the communal areas inc parking 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.

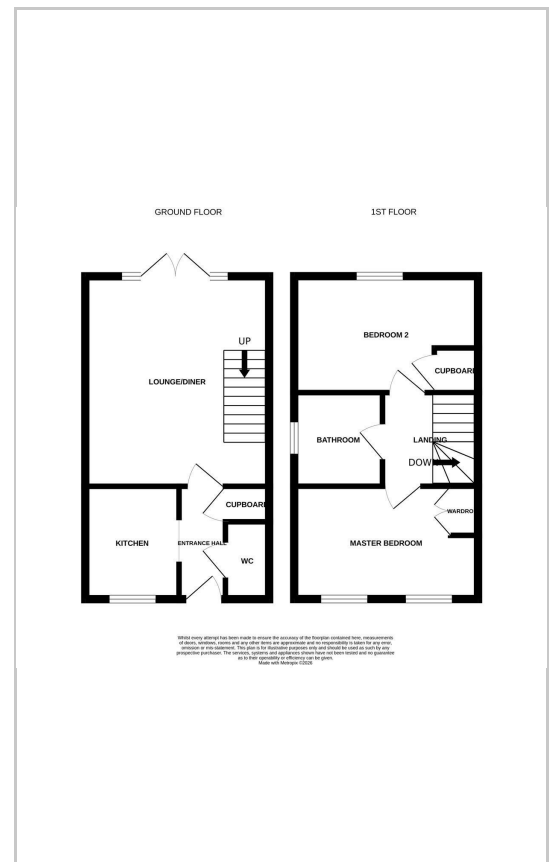
### Money Laundering;

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

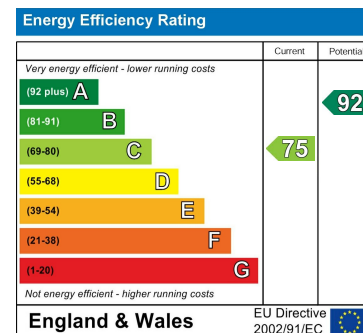
### Area Map



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

