chase owl estates

13 Wharf Road

Brereton, Rugeley, WS15 1BL

£185,000

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Entrance Porch

Approached from upvc double glazed front entrance door and having a useful storage cupboard and ceiling light point. Further door to Lounge.

Lounge

14'7" x 13'7" (4.45m x 4.14m)

Having feature fire surround with hearth. Ceiling light point, radiator and stairs leading to First Floor Landing. Upvc double glazed window to front aspect. and door to Breakfast Kitchen.

Breakfast Kitchen

13'7" x 9'6" (4.14m x 2.90m)

Being fitted with a range of wall and base mounted units with wooden work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker, appliance space and tiled flooring. Two ceiling light points, radiator and upvc double glazed window to rear aspect. French upvc doors to Rear Garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point.

Bedroom One

11'7" x 9'3" (3.53m x 2.82m)

Having ceiling light point, radiator, built in wardrobes housing combination boiler and useful over stairs cupboard. Upvc double glazed window to front aspect.

Bedroom Two

9'5" x 7'1" (2.87m x 2.16m)

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

Bedroom Three

6'5" x 6'2" (1.96m x 1.88m)

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

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, loft access, radiator and upvc double glazed window to side aspect.

Outside

The front of the property having a blocked paved driveway leading to covered carport and wooden bi fold gates to Garage. This having power, light, plumbing for washing machine and access door to Rear Garden. The rear garden having paved patio to lawn and outside tap.

Agents Notes

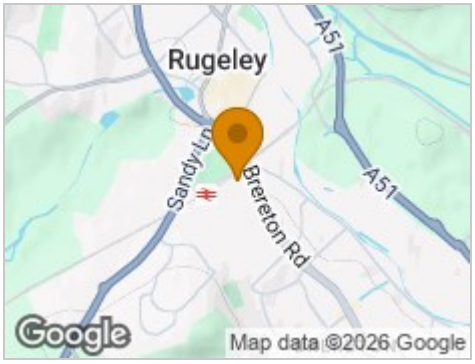
Agents Note:
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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.

Tel: 01889 358172

Road Map

Hybrid Map

Terrain Map

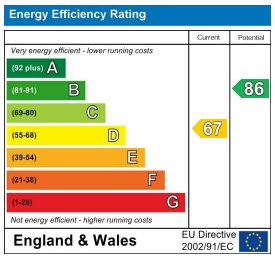


Floor Plan

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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