



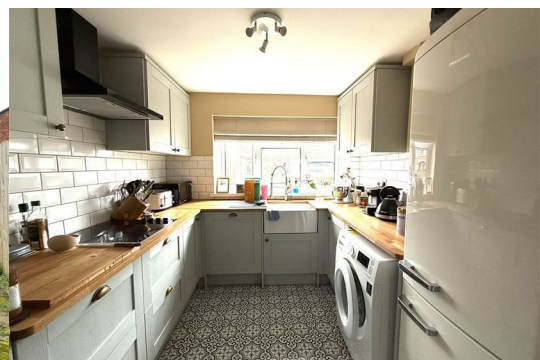
## 17 Chadwick Crescent

Hill Ridware, Rugeley, WS15 3QW

**£238,500**



Chase Owl are pleased to market this well presented three bedroom semi detached home. In a quiet cul de sac location in the sought after village of Hill Ridware, close to local amenities and ideal for First Time Buyers. Having Entrance hallway, Refitted Kitchen, Good sized Lounge, Conservatory and Downstairs Cloakroom. First Floor Landing to Three Bedrooms and Refitted Bathroom. Plenty of parking to front and good sized enclosed Garden to rear.



### Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

### Refitted Kitchen 13'1" x 8'6" (3.99m x 2.59m)

Being fitted with a range of wall and base mounted units with wooden work surfaces over, incorporating Belfast sink with telescopic tap and tiled splash. Built in electric oven, hob with extractor over, integrated dishwasher and further appliance spaces. Ceiling light point and upvc double glazed windows to front and side aspects. Composite stable door to side elevation.

### Lounge/ Dining Room 14'9" x 14'9" (4.50m x 4.50m)

Having a wooden feature fire surround with electric fire on hearth. Two ceiling light points, radiator, useful storage cupboard and French upvc doors to Conservatory.

### Conservatory 10'2" x 6'7" (3.10m x 2.01m)

Having wall light, laminate flooring and upvc door to Rear Garden. Access to Cloakroom.

### Guest Cloakroom

Comprising w.c and hand wash basin. Light point, heated towel rail, laminate flooring and extractor fan.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access with ladder, being part boarded.

### Bedroom One 15'1" x 8'6" (4.60m x 2.59m)

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

### Bedroom Two 12'10" x 8'2" (3.91m x 2.49m)

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

### Bedroom Three 12'10" x 6'3" (3.91m x 1.91m)

Having ceiling light point, radiator, airing cupboard housing new combination boiler and upvc double glazed window to rear aspect.

### Refitted Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

### Outside

The front of the property having a gravelled driveway providing parking for several vehicles. A gate allowing access into the good sized enclosed rear garden. Having paved patio with path to lawns, flower borders, shed, brick outhouse 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.

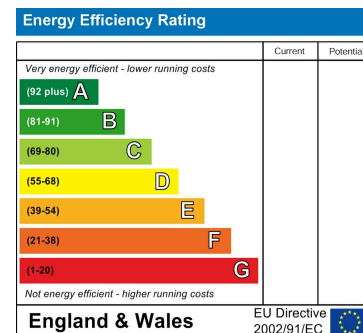
## Area Map



## 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.

