

28 Proctor Road

Handsacre, Rugeley, WS15 4EJ

£185,000

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Chase Owl are pleased to market this three bedroom semi detached home. Being ideal for First Time Buyers, close to local amenities and being offered with NO UPWARD CHAIN. Entrance Hallway, Breakfast Kitchen, Utility and Lounge. First Floor Landing to Three Bedrooms and Refitted Bathroom. Off road parking and Good sized Garden to rear.







Entrance Hallway
Approached from upvc double glazed front entrance door with window to front. Having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Breakfast Kitchen 14'10" x 13'1" (4.52m x 3.99m)
Having base unit with work surface over incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker, useful larder cupboard, ceiling light point, radiator and upvc double glazed windows to front and side aspects.

Utility Room 10'4" x 4'11" (3.15m x 1.50m)
Having ceiling light point, wall mounted boiler, and appliance spaces. Upvc double glazed window to side aspect and upvc door to Rear Garden.

Lounge 16'7" x 9'11" (5.05m x 3.02m)
Having brick feature fire place with hearth. Ceiling light point, radiator and sliding patio door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 13'8" x 9'11" (4.17m x 3.02m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 10'1" x 10'5" (3.07m x 3.18m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 9'3" x 7'11" (2.82m x 2.41m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Outside
The front of the property having off road parking with flower borders. A pathway leading to the enclosed rear garden having paved patio, lawn, fish pond, two sheds and outside tap.

Refitted Bathroom
Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed windows to front aspect.

Agents Note
The sale of the property is subject to a Grant of Probate.

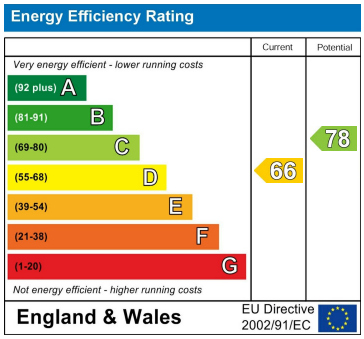
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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