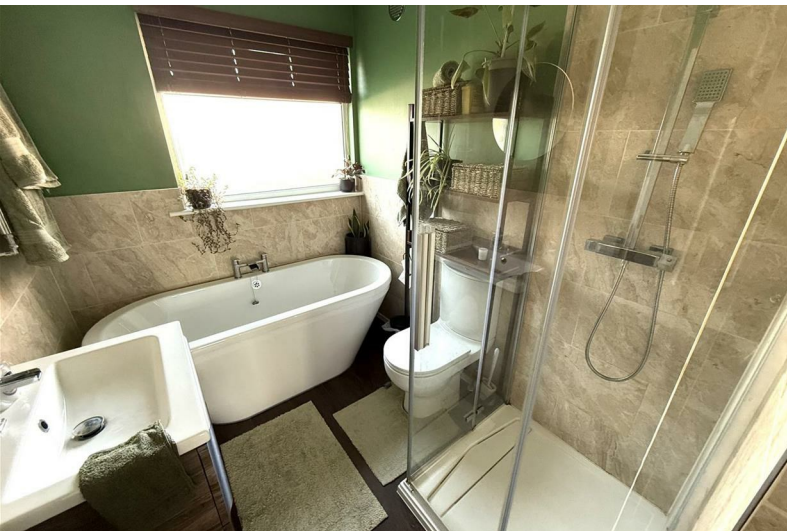




## 48 Daywell Rise

, Rugeley, WS15 2RE

**£199,995**



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## Entrance Porch

Approached from upvc double glazed front entrance door with windows to side and front. Having ceiling light point, laminate flooring, radiator, useful storage cupboard and further door to Lounge.

## Lounge

16'2" x 16'0" (4.93m x 4.88m)

Having feature fire surround with inset fire on hearth. Ceiling light point, radiator, laminate flooring, coving and stairs leading to First Floor Landing. Door to Breakfast Kitchen.

## Breakfast Kitchen

16'2" x 10'4" (4.93m x 3.15m)

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 double electric oven, induction hob with extractor hood over, integrated dishwasher, space with plumbing for washing machine and further appliance space. Two ceiling light points, coving, radiator, laminate flooring and upvc double glazed window to rear aspect. French doors leading to Rear Garden.

## First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access with ladder, light, part boarded and housing combination boiler. Upvc double glazed window to side aspect.

## Bedroom One

14'0" x 9'9" (4.27m x 2.97m)

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

## Bedroom Two

Having ceiling light point, laminate flooring, radiator, built in wardrobe and upvc double glazed window to front aspect.

## Bedroom Three

9'0" x 7'6" (2.74m x 2.29m)

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

## Bathroom

Comprising walk in shower cubicle, bath with waterfall tap, vanity hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls, laminate flooring, heated towel rail and upvc double glazed window to rear aspect.

## Outside

The front of the property having a lawned fore garden. A shared pathway to front entrance door and further leading to gate to rear garden. The enclosed rear garden having a decked seating area, lawn with borders and gate to rear. Having Garage with up and over door and door to Garden. Off road parking for 2/3 cars.

## Agents Notes

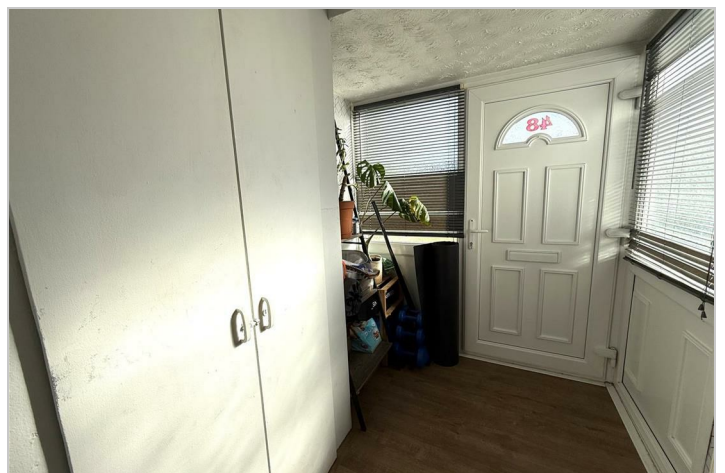
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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

Fixtures and Fittings:

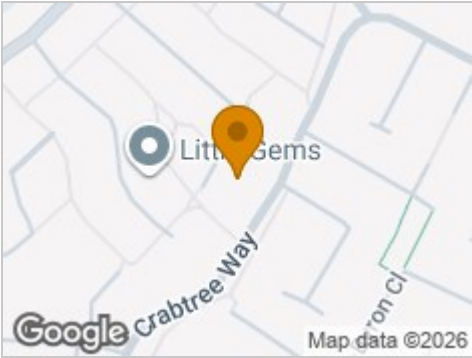
All those items mentioned in these particulars by

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.



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.