



## 8 Tuppenhurst Lane

Handsacre, Rugeley, WS15 4HH

**Offers invited £200,000**



Chase Owl are pleased to market this three bedroom semi detached property. Offered with NO UPWARD CHAIN, situated on a corner plot being great for extensions and close to local amenities. Being ideal for First Time Buyers and having Entrance Hallway, Fitted Kitchen, Utility and Lounge. First Floor Landing to Three Bedrooms, Bathroom and Separate w.c. Driveway and Gardens to side and rear.



## Entrance Hallway

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

## Fitted Kitchen 14'9" x 10'2" (4.50m x 3.10m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Gas cooker, washing machine and further appliance space. Ceiling light point, radiator, multi fuel burner, laminate flooring and upvc double glazed window to front and side aspects.

## Utility 10'1" x 5'0" (3.07m x 1.52m)

Having work surface with appliances, ceiling light point and upvc double glazed window to side aspect. Upvc door to side elevation.

## Lounge 16'6" x 9'11" (5.03m x 3.02m)

Having hardwood fireplace with inset gas fire with tiled grate. Ceiling light point, radiator and upvc double glazed window to rear aspect.

## First Floor Landing

Approached from stairs in Hallway and having loft access, ceiling light point and airing cupboard housing combination boiler.

## Bedroom One 13'7" x 10'0" (4.14m x 3.05m)

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

## Bedroom Two 10'2" x 10'1" (3.10m x 3.07m)

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

## Bedroom Three 9'4" x 8'0" (2.84m x 2.44m)

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

## Bathroom

Comprising panelled bath with shower over and screen and vanity hand wash basin. Ceiling light point, heated towel rail, half tiling to walls and upvc double glazed window to front aspect.

## W.C

Being fitted with w.c. Ceiling light , tiling to walls and upvc double glazed window to front aspect.

## Outside

The property is situated on a corner plot with the fore garden being mainly laid to lawn and off road parking. A gate leading into the good sized rear garden, again laid to lawn with brick storage shed.

## 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.

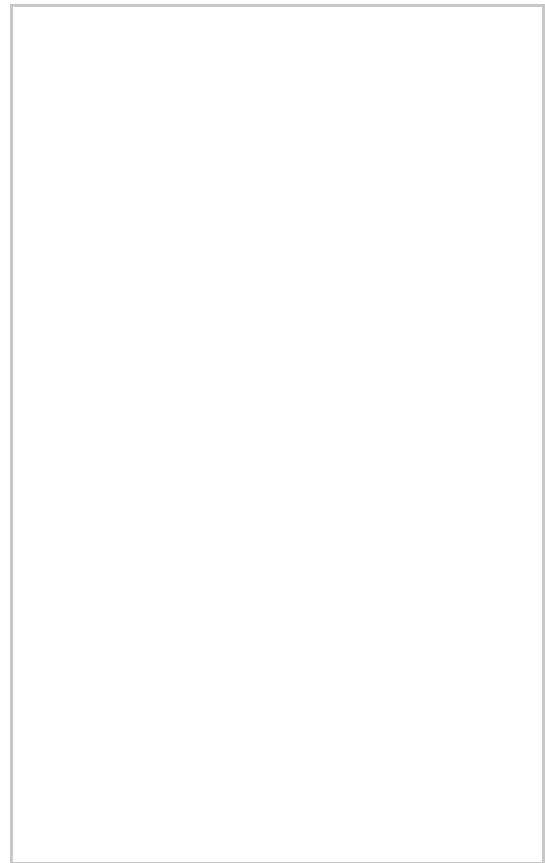
### Money Laundering;

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

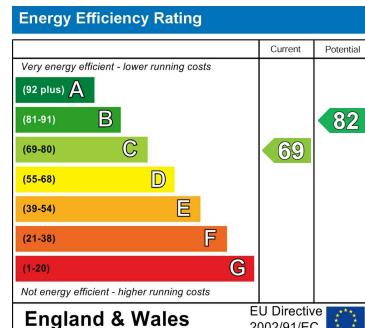
## Area Map



## 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.

