



## 12 Uplands Green

, Rugeley, WS15 1NB

**£177,000**



Chase Owl are pleased to market this three bedroom end terraced home. Being offered with NO UPWARD CHAIN and ideal for First Time Buyers / Investors with Plentiful Parking and Open views to the rear. Entrance Hallway, Breakfast Kitchen and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Driveway to front allowing plentiful Parking and Enclosed Garden to rear.



### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, laminate flooring, useful storage cupboard housing combination boiler and stairs leading to First Floor Landing.

### Breakfast Kitchen 15'10" x 11'1" (4.83m x 3.38m)

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 back. Built in electric oven with hob and extractor over, spaces with plumbing for washing machine and dishwasher. Two ceiling lights, radiator, tiled flooring, useful storage cupboard and upvc double glazed window to rear aspect. French upvc double glazed door to side elevation.

### Lounge 19'8" x 9'8" (5.99m x 2.95m)

Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, radiator, coving, laminate flooring and upvc double glazed window to front aspect. French upvc doors to Rear Garden

### First Floor Landing

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

### Bedroom One 11'6" x 10'9" (3.51m x 3.28m)

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

### Bedroom Two 13'9" x 9'1" (4.19m x 2.77m)

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

### Bedroom Three 10'8" x 7'9" (3.25m x 2.36m)

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, laminate flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having a block paved driveway providing parking for several vehicles. A side gate leading to the enclosed rear garden having paved patio with steps to tiered lawns with spectacular views over the countryside.

### Agents Note

THE PROPERTY IS MORTGAGEABLE AND VOID OF RED ASH WITH THE FLOORS HAVING BEEN REPLACED.

### 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.

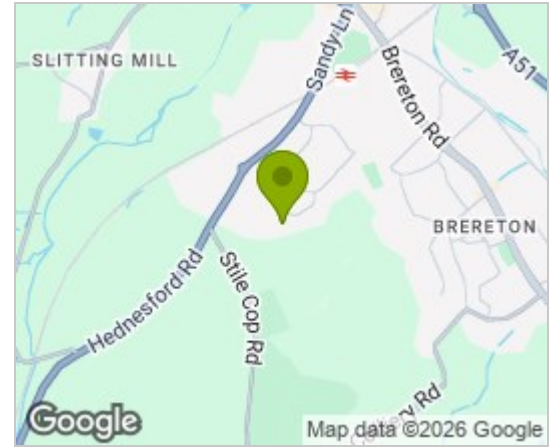
### Fixtures and Fittings:

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.

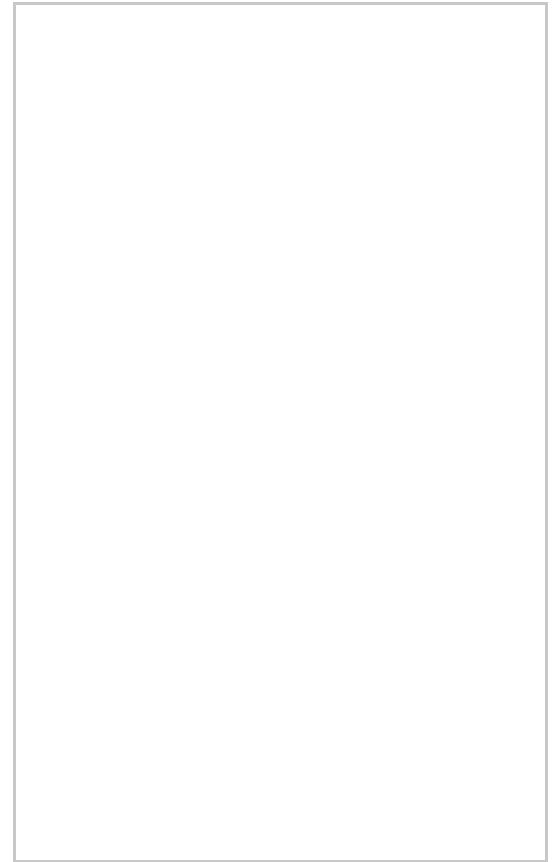
### Money Laundering;

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

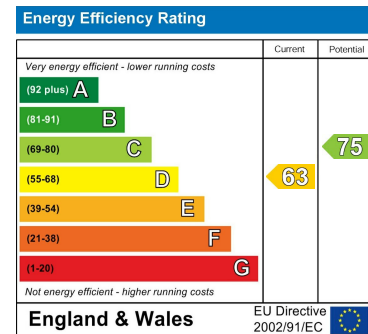
### Area Map



### 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.

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