



104 St. Michaels Road

Brereton, Rugeley, WS15 1ES

£220,000



Chase Owl are pleased to market this well presented extended three bedroom semi detached home. Being ideal for First Time Buyers, close to local amenities and walking distance to Cannock Chase. Having Entrance Porch, Reception Hallway, Downstairs Bathroom, Lounge, Dining Room, Refitted Kitchen and Conservatory. First Floor Landing to Three Bedrooms and Separate w.c. Driveway and Good sized enclosed Garden to rear.



Entrance Porch

Approached from upvc front entrance door and having ceiling light point, laminate flooring and upvc double glazed windows to side and front aspects. Further door leading into;

Entrance Hallway

Having ceiling light point, radiator and upvc double glazed window to side aspect. Stairs leading to First Floor Accommodation. Doors to Downstairs Bathroom and Lounge

Downstairs Bathroom

Comprising paneled bath with shower mixer tap, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiled flooring and upvc double glazed window to side aspect.

Lounge 20'3" x 11'0" (6.17m x 3.35m)

Having wooden feature fire surround with inset electric fire on marble hearth. Ceiling light point, wall lights, radiator and upvc double glazed bow window to front aspect. Archway to

Dining Room 16'8" x 9'6" (5.08m x 2.90m)

Having two ceiling light points, laminate flooring, radiator ,coving, useful storage cupboards and upvc double glazed sliding patio door to Rear Garden. Upvc French doors to Conservatory and open plan to Fitted Kitchen.

Refitted Kitchen 9'4" x 7'0" (2.84m x 2.13m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. A feature wall has built in oven, induction hob with extractor hood over and wine rack. Space with plumbing for washing machine, integrated dishwasher, further appliance space and wall mounted boiler. Inset light points, laminate flooring and upvc double glazed window to side aspect.

Conservatory 9'7" x 6'0" (2.92m x 1.83m)

Being constructed of upvc double glazed frame and having tiled flooring with access to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and upvc double glazed window to side aspect.

Bedroom One 13'6" x 10'4" (4.11m x 3.15m)

Having ceiling light point, radiator and upvc double glazed windows to side and rear aspects.

Bedroom Two 10'8" x 10'1" (3.25m x 3.07m)

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

Bedroom Three 9'3" x 7'0" (2.82m x 2.13m)

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

W.C

Comprising w.c, ceiling light point, half tile to walls and upvc double glazed window to side aspect.

Outside

The front of the property having off road parking for one vehicle. Steps leading to pathway with access to front entrance door and gate to Rear Garden. The enclosed rear garden having paved patio with steps leading up to a good sized lawn with borders and shed. Useful outside tap.

Agents Notes

Agents Note;
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.

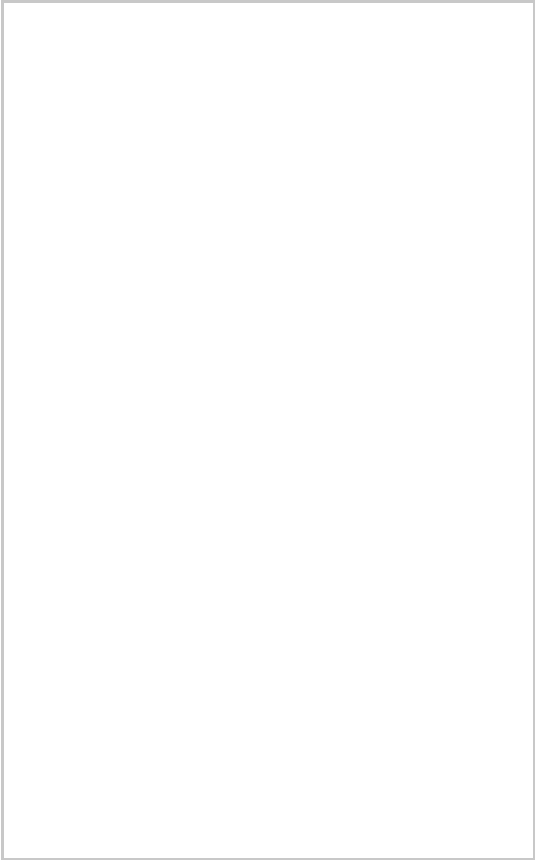
Money Laundering;

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

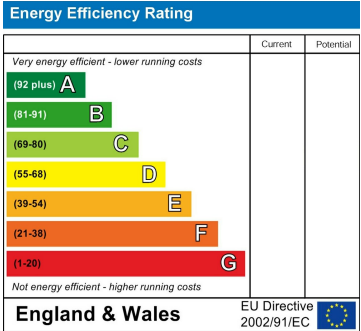
Area Map



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.

