



## 23 Coppice Road

, Rugeley, WS15 1LN

**£175,000**



Chase Owl are pleased to market this three bedroom semi detached property. Situated on a corner plot, with off road parking and being ideal for First Time Buyers. Having Entrance Hallway, Lounge, Breakfast Kitchen and Utility Room. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and Good sized garden to rear.





Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, coving and stairs leading to First Floor Landing.

Lounge 19'8" x 9'9" (5.99m x 2.97m)

Having feature fire surround with inset gas fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed bow window to front aspect. Sliding patio doors to Rear Garden. Door to Breakfast Kitchen.

Breakfast Kitchen 11'1" x 9'9" (3.38m x 2.97m)

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. Built in double electric oven, gas hob with extractor over, integrated fridge/freezer and space with plumbing for washing machine. Ceiling light point, coving, tiled flooring, radiator and upvc double glazed window to rear aspect. Arch to Utility.

Utility 9'6" x 6'4" (2.90m x 1.93m)

Having ceiling light point, tiled flooring, coving, useful under stairs storage, work surface with appliance space below and upvc double glazed French doors to side elevation.

First Floor Landing

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

Bedroom One 11'7" x 10'6" (3.53m x 3.20m)

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

Bedroom Two 13'8" x 8'11" (4.17m x 2.72m)

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

Bedroom Three 10'9" x 6'6" (3.28m x 1.98m)

Having ceiling light point, coving, radiator, useful storage cupboard and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is situated on a good sized corner plot with off road parking for several vehicles. A lawned fore garden with borders and wrought iron gate leading into the enclosed rear garden. This having pathway to patio, steps to a wrap around lawn with flower borders, shed and outside tap.

Agents Notes

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.

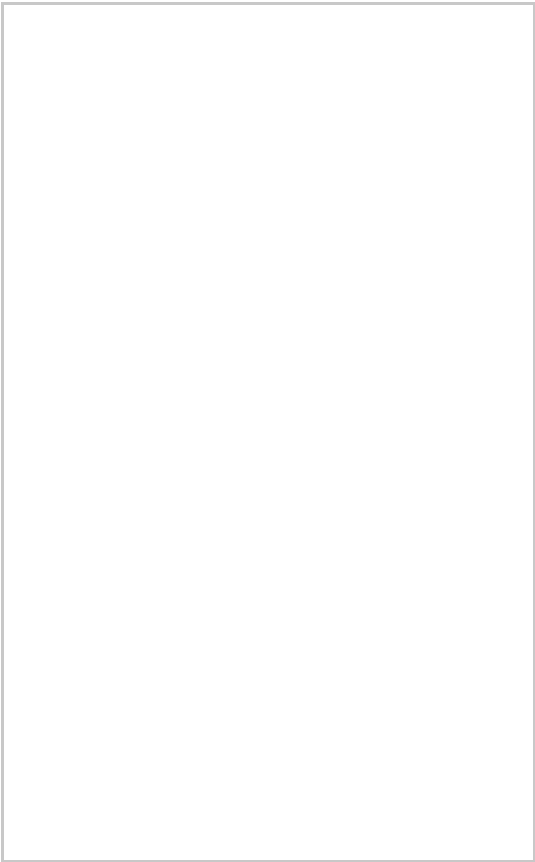
Money Laundering;

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

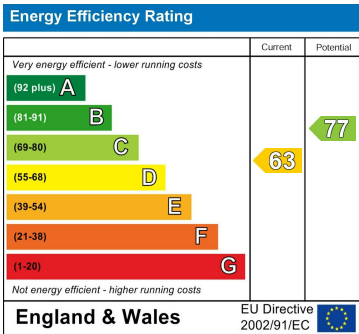
Area Map



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.

