chase owl estates

20 Lion Street

, Rugeley, WS15 2AJ

Offers in the region of £320,000

3 1 2 C

20 Lion Street

, Rugeley, WS15 2AJ

Offers in the region of £320,000

Entrance Hallway

Approached from composite front entrance door and having inset ceiling lights, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge

12'10" x 10'10" (3.91m x 3.30m)

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

Open plan Breakfast Family Kitchen

Dining Area; 13'9" x 10'3"; Having inset ceiling lights, radiator, laminate flooring, useful storage cupboard and a wall prepared for a media system. Open plan to;

Kitchen Area; 13'11" x 11'0"; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer, Built in electric oven with hob and extractor hood over and wall mounted combination boiler. An island provides further storage, a perfect seating area with lights over. Inset ceiling lights, laminate flooring and Ceiling Lantern provides natural lighting. French upvc double glazed doors and further upvc door to Rear Garden.

First Floor Landing

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

Bedroom One

14'10" x 12'11" (4.52m x 3.94m)

Having a cast iron decorative grate, ceiling light point, radiator and upvc double glazed window to to front aspect.

Bedroom Two

12'10" x 8'11" (3.91m x 2.72m)

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

Bedroom Three

10'9" x 5'10" (3.28m x 1.78m)

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

Bathroom

Comprising panelled bath with mixer waterfall tap, walk in shower cubicle, w.c and pedestal hand wash basin. Inset ceiling lights, extractor fan, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a gravelled driveway providing off road parking. A gate leading into a shared entry to the enclosed rear garden being mainly laid to lawn with gravel borders and a paved patio.

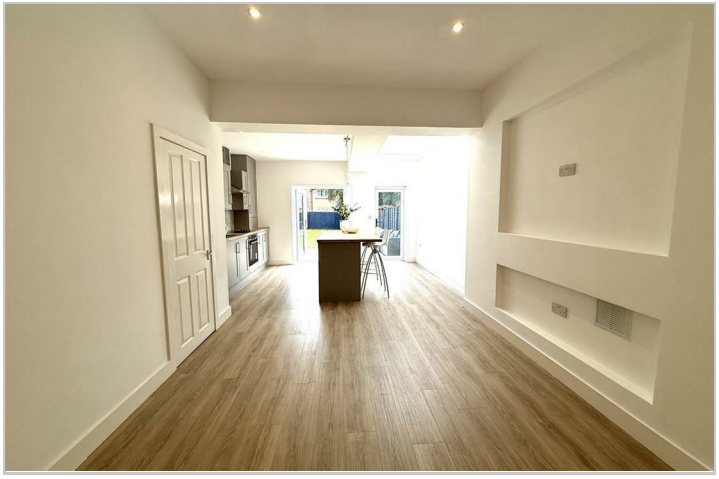
Agents Notes

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

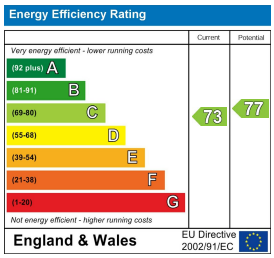
Terrain Map

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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk