



## 28 Watson Close

, Rugeley, WS15 2PE

**£175,000**



Chase Owl are pleased to market this well presented two bedroom semi detached home. Situated within a quiet cul de sac location, being ideal for First Time Buyers and OFFERED WITH NO UPWARD CHAIN. Having Entrance Hallway, Lounge and Fitted Kitchen. First Floor Landing to Two Bedrooms and Bathroom. Driveway to front and Enclosed Garden to rear.



## Entrance Hallway

Approached from upvc front entrance door and having ceiling light point with stairs leading to First Floor Landing. Door to Lounge.

## Lounge 15'2" x 12'6" (4.62m x 3.81m)

Having wall mounted pebble electric fire. Ceiling light point, radiator and upvc double glazed window to front aspect.

## Fitted Kitchen 12'5" x 5'2" (3.78m x 1.57m)

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. Electric cooker with extractor hood over, washer/dryer and fridge. Ceiling light point, coving, radiator, wall mounted boiler and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access, being part boarded.

## Bedroom One 9'9" x 9'7" (2.97m x 2.92m)

Having built in wardrobe, ceiling light point, radiator, airing cupboard housing hot water cylinder and upvc double glazed window to front aspect.

## Bedroom Two 10'5" x 6'8" (3.18m x 2.03m)

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

## Bathroom

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

## Outside

The front of the property having a concrete print driveway providing parking for several vehicles. A side gate allows access to the enclosed rear garden which is mainly laid to lawn with borders, small patio area, two sheds and outside tap.

## 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.

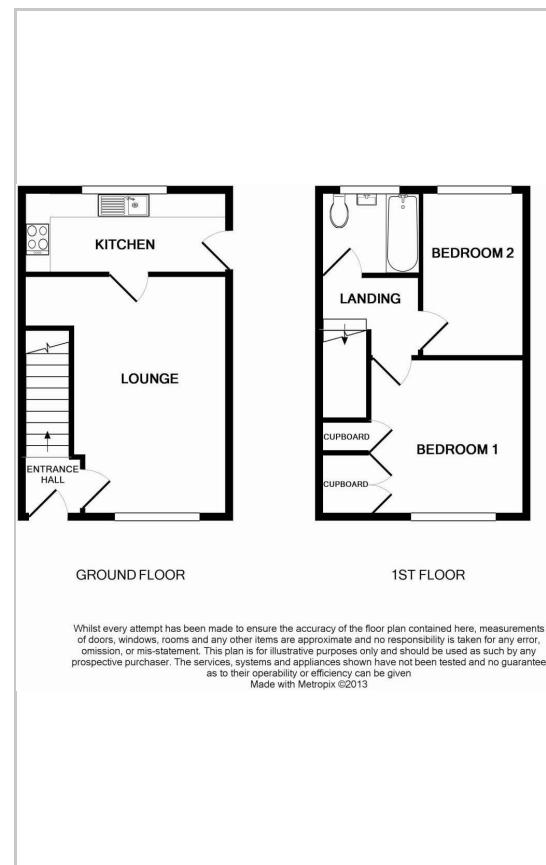
### Money Laundering:

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

## Area Map

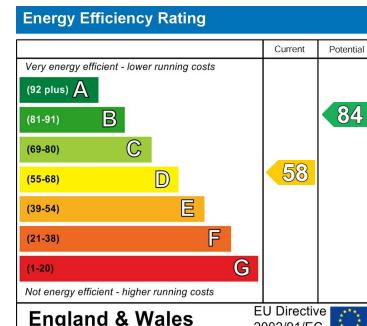


## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

