



9 Lanehead Walk

Etchinghill, Rugeley, WS15 2XD

Offers in the region of £220,000



Chase Owl are pleased to market this good sized three/ four bedroom, two bathroom semi detached home. In a quiet cul de sac location, close to local amenities and offering scope for further extension. AVAILABLE WITH NO UPWARD CHAIN. Having Entrance Hallway, Bedroom Four with Ground Floor Bathroom, Breakfast Kitchen and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Driveway for parking and Gardens to front and rear.



Entrance Porch

Approached from upvc front entrance door with side screen and having ceiling light point, laminate flooring, wall mounted boiler and doors leading to Bedroom Four and Breakfast Kitchen.

Bedroom Four 17'0" x 7'2" (5.18m x 2.18m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect. French upvc doors to Rear Garden and door to Bathroom.

Downstairs Bathroom

Comprising shaped paneled bath with shower over, w.c and vanity hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to side aspect.

Fitted Breakfast Kitchen 14'6" x 9'3" (4.42m x 2.82m)

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 gas hob, space with plumbing for washing machine and useful under stairs storage. Ceiling light points, radiator and upvc double glazed window to rear aspect. Sliding upvc door to Lean to and Rear Garden and double doors to Lounge.

Lounge 14'9" x 14'8" (4.50m x 4.47m)

Having a wooden feature fire surround with hearth. Two wall lights, radiator and upvc double glazed window to front aspect. Upvc door to front aspect and stairs leading to First Floor Landing.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing hot water cylinder tank. Upvc double glazed window to side aspect.

Bedroom One 10'9" x 8'4" (3.28m x 2.54m)

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

Bedroom Two 12'7" x 8'4" (3.84m x 2.54m)

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

Bedroom Three 9'3" x 6'1" (2.82m x 1.85m)

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

Bathroom

Comprising paneled bath, pedestal hand wash basin and w.c. Ceiling light point, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is located on a corner plot and having tarmacadam driveway providing parking for several vehicles and flower borders. The enclosed rear garden is well maintained and having paved patio to steps down to lawn, fish pond, stocked borders and further seating area. 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.

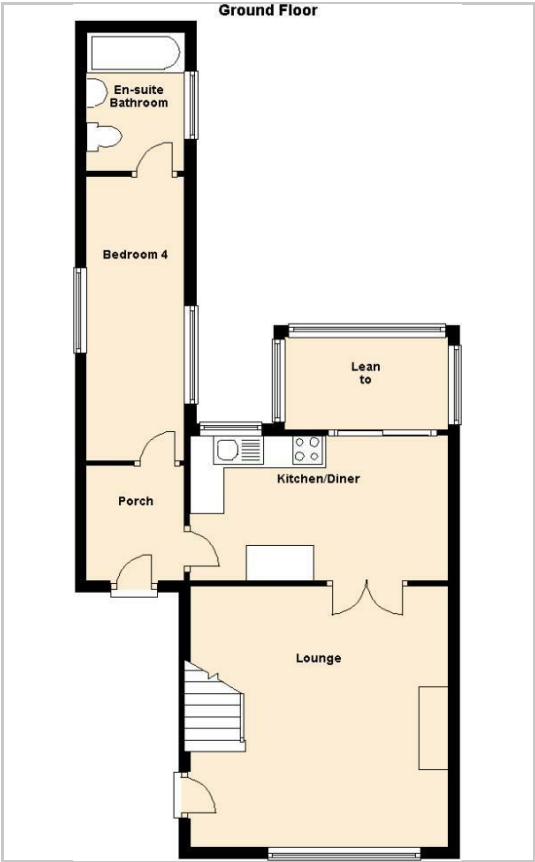
Money Laundering;

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

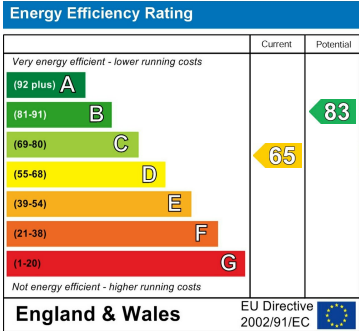
Area Map



Floor Plans



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.

