



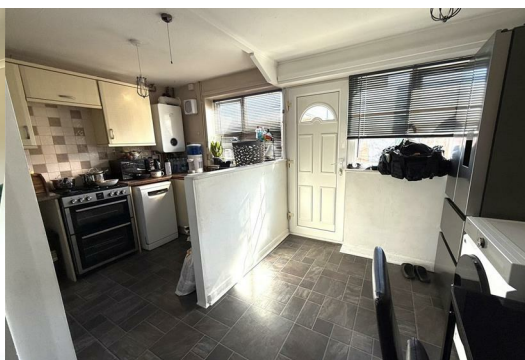
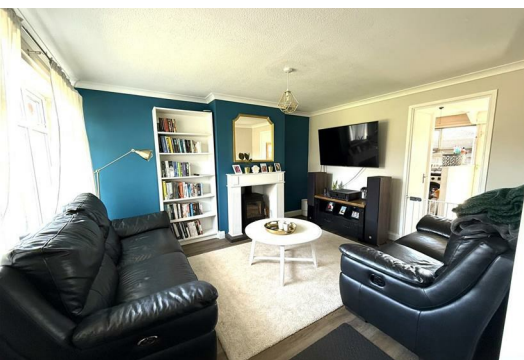
37 Campbell Close

, Rugeley, WS15 2PP

£170,000



Chase Owl are pleased to market this three bedroom mid terraced town house. Being ideal for First Time Buyers, close to local amenities and walking distance to town. Having Entrance Porch, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.



Entrance Porch

Approached from upvc double glazed door with windows to side and having ceiling light point, meter cupboard and further door to Lounge.

Lounge 14'9" x 13'1" (4.50m x 3.99m)

Having hardwood feature fire place with log burner on hearth. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to front aspect. Door to Stairs leading to First Floor Landing.

Breakfast Kitchen 15'0" x 10'0" (4.57m x 3.05m)

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. Cooker point, three further appliance spaces and wall mounted combination boiler. Two ceiling lights, radiator, useful storage cupboard and two upvc double glazed windows to rear aspect. Upvc door to Rear Elevation.

First Floor Landing

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

Bedroom One 14'5" x 8'6" (4.39m x 2.59m)

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

Bedroom Two 9'4" x 8'5" (2.84m x 2.57m)

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

Bedroom Three 11'4" x 5'11" (3.45m x 1.80m)

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

Bathroom

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

Outside

The front of the property is accessed via a pedestrian pathway with a lawned fore garden. The enclosed rear garden having paved patio to lawn, shed and gate to rear.

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.

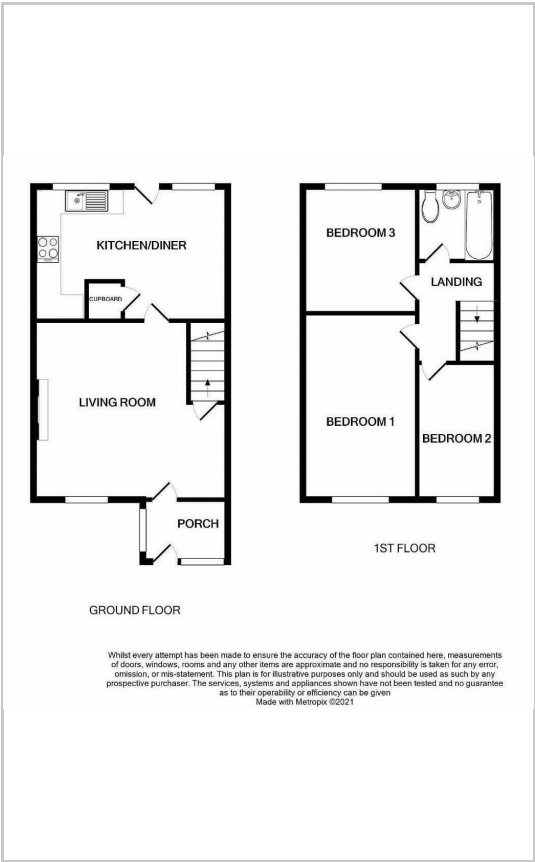
Money Laundering;

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

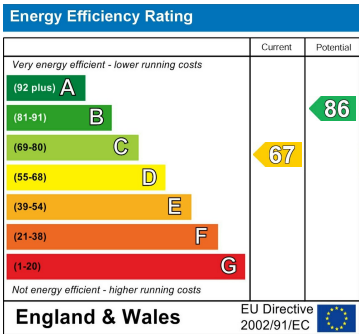
Area Map



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.

