



48 Catkin Walk

, Rugeley, WS15 2NS

£170,000



Chase Owl are pleased to market this well presented three bedroom end terraced property. Being ideal for First Time Buyers, close to local amenities and school catchments. Having Entrance Porch, Reception Hallway, Fitted Kitchen and Lounge. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and GARAGE in block. Gardens to front and rear.



Entrance Porch

Approached from upvc front entrance door with glass side screen. Further upvc door leading to Reception Hallway.

Reception Hallway

Having ceiling light point, radiator and stairs leading to First Floor Landing.

Fitted Kitchen 10'0" x 9'2" (3.05m x 2.79m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset Belfast Enamel sink with mixer tap. Electric cooker, appliance spaces for dishwasher, washing machine and fridge freezer. Wall mounted boiler, ceiling light point and upvc double glazed windows to front and side aspects.

Lounge 16'7" x 15'1" (5.05m x 4.60m)

Having wooden feature fire surround with inset gas fire on hearth. Two ceiling light points, radiator, useful under stairs storage cupboard and upvc double glazed French doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 13'2" x 9'2" (4.01m x 2.79m)

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

Bedroom Two 11'3" x 9'4" (3.43m x 2.84m)

Having ceiling light point, radiator, useful storage cupboard and upvc double glazed windows to side and rear aspects.

Bedroom Three 7'11" x 9'10" (2.41m x 3.00m)

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

Bathroom

Comprising "P" shaped panelled bath with over head shower and screen, w.c and vanity hand wash basin. Ceiling light point, heated towel rail, tiling to walls and flooring, extractor fan and upvc double glazed window to rear aspect.

Outside

The front of the property having an enclosed fore garden being mainly laid to lawn with borders and pathway to front entrance door. A gate to rear for access to the enclosed rear garden, with lawn and borders, shed and greenhouse. The property having GARAGE in separate block with car parking for vehicles.

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.

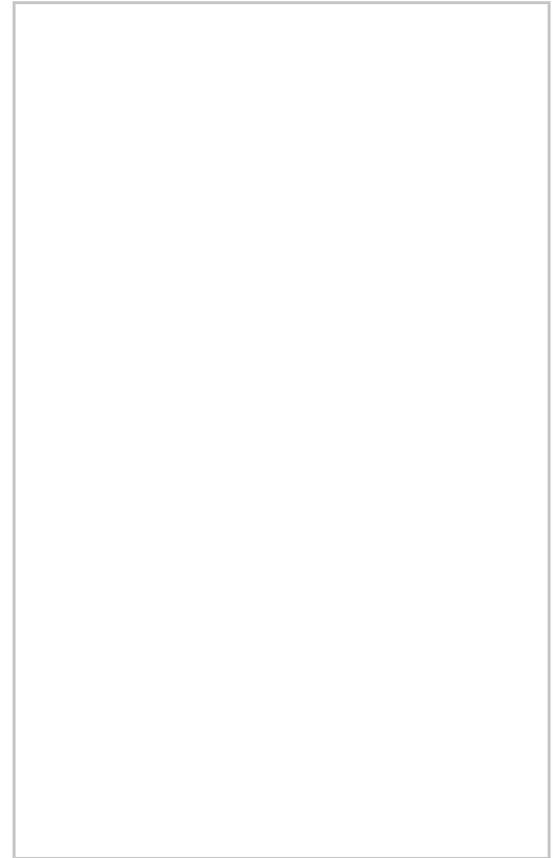
Money Laundering;

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

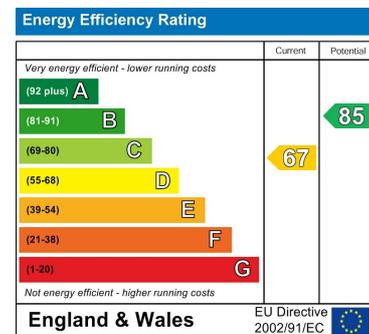
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

