chase owl estates



16 Bracken Way

, Rugeley, WS15 2NT

£235,000

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Entrance Hallway
Approached from a composite front entrance door with side screen. Ceiling light point, coving, tiled flooring and stairs leading to First Floor Landing.

Lounge
17'1" x 10'9" (5.21m x 3.28m)
Having a feature fire surround with inset electric fire on hearth. Ceiling light point, coving, radiator, wooden flooring and two upvc double glazed windows to front and side aspects.

Fitted Kitchen
9'11" x 8'8" (3.02m x 2.64m)
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. Built in eye level double electric oven, five ring gas hob with extractor hood over, space with plumbing for washing machine and further appliance space. Ceiling light point, coving, tiled flooring and upvc double glazed window to rear aspect. Open to Dining Room.

Dining Room
9'1" x 8'0" (2.77m x 2.44m)
Having ceiling light point, coving, radiator, tiled flooring, useful pantry cupboard and upvc double glazed sliding patio door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, coving, loft access with ladder and airing cupboard housing combination boiler.

Bedroom One
11'2" x 10'6" (3.40m x 3.20m)
Having ceiling light point, radiator, coving, built in wardrobe and upvc double glazed windows to side and front aspects.

Bedroom Two
10'10" x 10'5" (3.30m x 3.18m)
Having ceiling light point, radiator, coving, built in wardrobe and upvc double glazed window to rear aspect.

Bedroom Three
8'8" x 6'5" (2.64m x 1.96m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Shower Room
Comprising walk in corner shower unit, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, extractor fan, tiled flooring and upvc double glazed window to rear aspect.

Outside
The front of the property having a tarmacadam and block paved driveway providing parking for several vehicles with planted borders. A gate allows access to the SOUTH FACING Rear Garden with paved patio, artificial lawn with planted borders, further paved seating area and greenhouse. 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.









Road Map



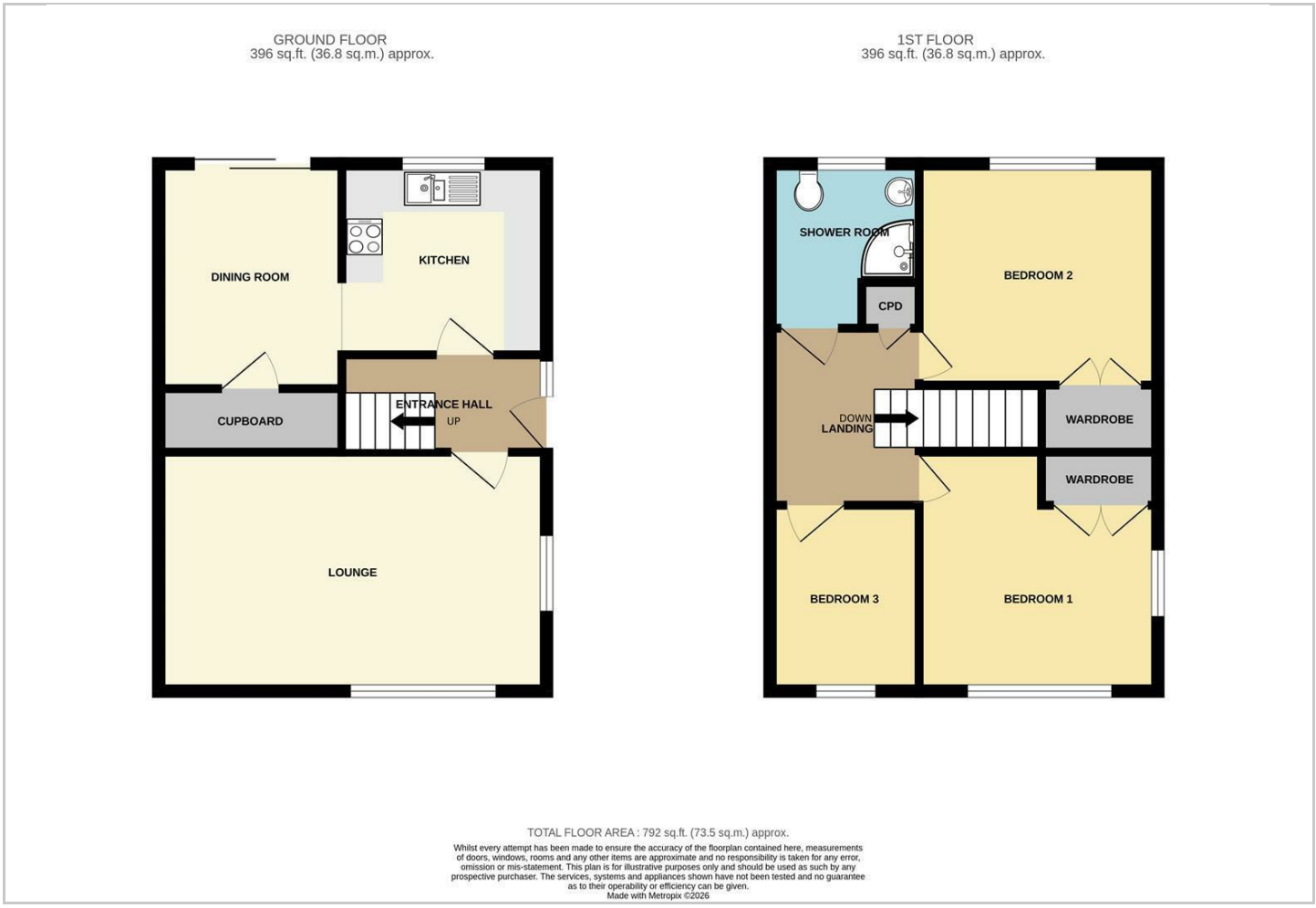
Hybrid Map



Terrain Map



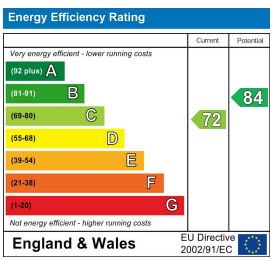
Floor Plan



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.

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