



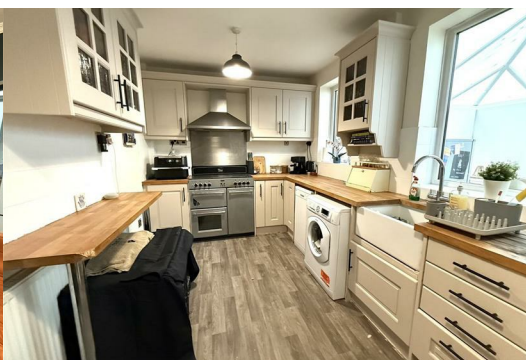
## 16 Park View Terrace

, Rugeley, WS15 2RL

**£190,000**



Chase Owl are please to market this traditional three bedroom terraced home. Being ideal for First Time Buyers/Investors, walking distance to local amenities and a good sized home throughout. Entrance Hallway, Lounge, Breakfast Kitchen, Inner Lobby, Guest Cloakroom and Conservatory. First Floor Landing to Three Bedrooms and Shower Room. Gardens to front and rear with parking.





Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge 13'6" x 12'2" (4.11m x 3.71m)

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, radiator, coving, laminate flooring and upvc double glazed window to front aspect. Door to Breakfast Kitchen.

Breakfast Kitchen 14'1" x 9'3" (4.29m x 2.82m)

Being fitted with a range of wooden wall and base mounted units with work surfaces over, incorporating inset Belfast sink with mixer tap and tiled splash back. Belling gas Range with extractor hood over, space with plumbing for washing machine and dishwasher and breakfast bar seating area. Two ceiling light points, radiator, useful storage cupboard and two upvc double glazed windows to rear aspect. Door to Inner Lobby.

Inner Lobby

Having ceiling light point and upvc double glazed door to Conservatory.

Guest Cloakroom

Comprising w.c. Ceiling light point and upvc double glazed window to rear aspect.

Conservatory 13'1" x 11'3" (3.99m x 3.43m)

Being constructed of brick base with upvc double glazed frame. Having ceiling/fan point, radiator and French doors to Rear Garden.

First Floor Landing

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

Bedroom One 10'4" x 9'7" (3.15m x 2.92m)

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

Bedroom Two 10'92 x 8'9" (3.05m x 2.67m)

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

Bedroom Three 7'82 x 7'8" (2.13m x 2.34m)

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

Bathroom

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

Outside

The front of the property is accessed via pedestrian pathway and being enclosed with graveled fore garden and pathway to front entrance door. The enclosed rear garden is tiered and having paved patio with steps to artificial lawn, summer house and outside tap. Parking is on road to front or rear of the property.

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.

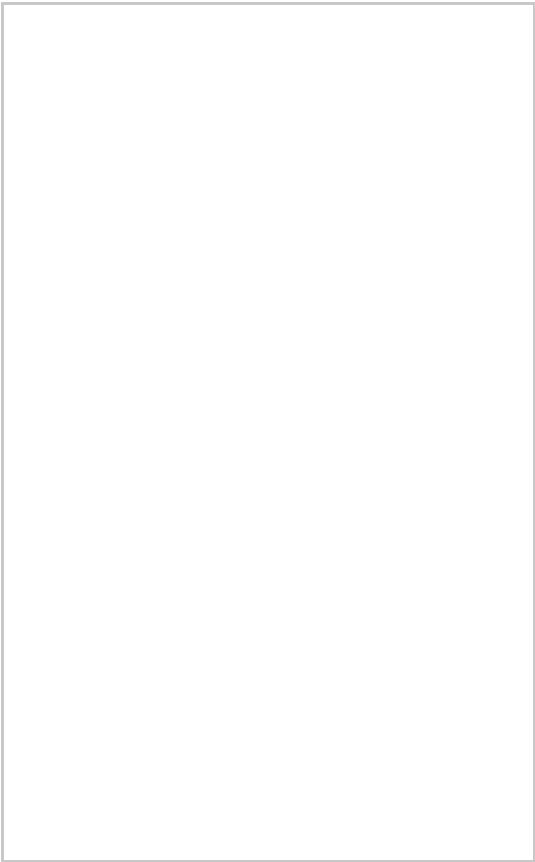
Money Laundering;

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

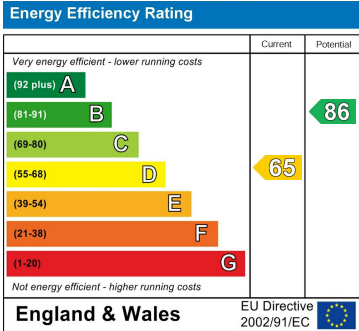
Area Map



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.

