



12 Mill Lane

, Rugeley, WS15 2JW

£210,000



Chase Owl are pleased to market this well presented two Bedroom semi detached bungalow. Offered with NO UPWARD CHAIN and situated in a quiet cul de sac within walking distance to town and local amenities. Having Entrance Hallway, Lounge, Good sized Fitted Kitchen, Conservatory, Two Double Bedrooms and Refitted Shower Room. Off road Parking and Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having two ceiling light points, radiator, laminate flooring and airing cupboard housing combination boiler.

Lounge 13'5" x 10'10" (4.09m x 3.30m)

Having feature fire surround with inset gas pebble fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect.

Fitted Kitchen 13'9" x 9'11" (4.19m x 3.02m)

Being fitted with a range of gloss cream wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Electric cooker, washing machine, fridge, freezer and tumble dryer. Inset ceiling lights, radiator, larder cupboard with light and loft access and upvc double glazed window to side aspect. Door and window to rear elevation allowing access to the Conservatory.

Conservatory 12'4" x 7'6" (3.76m x 2.29m)

Being constructed of upvc double glazed frame and having tiled flooring with doors to Rear Garden.

Bedroom One 12'4" x 10'10" (3.76m x 3.30m)

Having a range of wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two 9'11" x 8'5" (3.02m x 2.57m)

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

Refitted Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, radiator, tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is situated in a quiet cul de sac and having a lawned front garden. A driveway allows for off road parking which in turn leads to gates and further secured parking with covered canopy. The private enclosed rear garden mainly laid to lawn with planted borders, paved seating area, shed and 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.

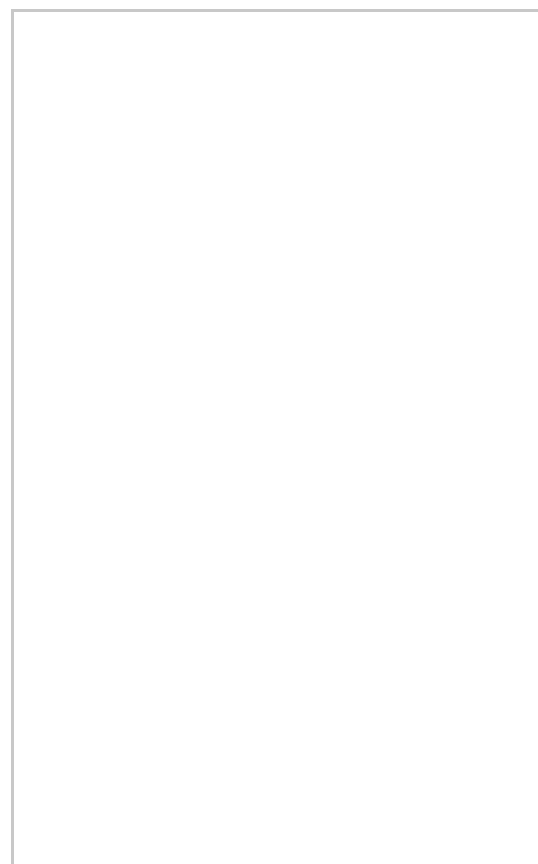
Money Laundering;

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

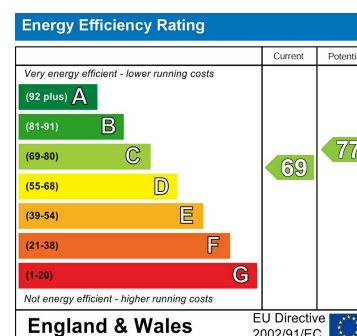
Area Map



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

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