



3 Highland Way

, Rugeley, WS15 2XJ

Offers in the region of £235,000



Chase Owl are pleased to market this three bedroom link detached home. Being ideal for First Time Buyers, close to local amenities and being situated in a sought after location. Entrance Porch, Lounge, Breakfast Kitchen and Utility Room. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and SOUTH FACING Enclosed Garden to rear.



Entrance Porch

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, radiator and tiled flooring. Door to Lounge.

Lounge 14'8" x 14'0" (4.47m x 4.27m)

Having ceiling light point, radiator and upvc double glazed bay window to front aspect. Stairs leading to First Floor Landing and double doors leading through to Breakfast Kitchen.

Breakfast Kitchen 14'8" x 10'6" (4.47m x 3.20m)

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 electric oven with gas hob and extractor hood over. Two ceiling light points, radiator, laminate flooring, useful larder cupboard and two upvc double glazed windows to rear aspect. Door to Utility.

Utility Room 9'9" x 7'8" (2.97m x 2.34m)

Having a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink. Three appliance spaces, ceiling light point and upvc door to Rear Garden. Access door to Garage.

First Floor Landing

Approached from stairs in the Lounge and having ceiling light point, airing cupboard with boiler, loft access with light and upvc double glazed window to side aspect.

Bedroom One 12'0" x 8'5" (3.66m x 2.57m)

Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 11'4" x 8'5" (3.45m x 2.57m)

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

Bedroom Three 9'0" x 6'2" (2.74m x 1.88m)

Having ceiling light point, coving, radiator, useful storage cupboard and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a driveway leading to Garage with up and over door with power and light. The enclosed SOUTH FACING Rear Garden being tiered and having a decked seating area, lawn with borders and outside tap.

Agents Notes

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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.

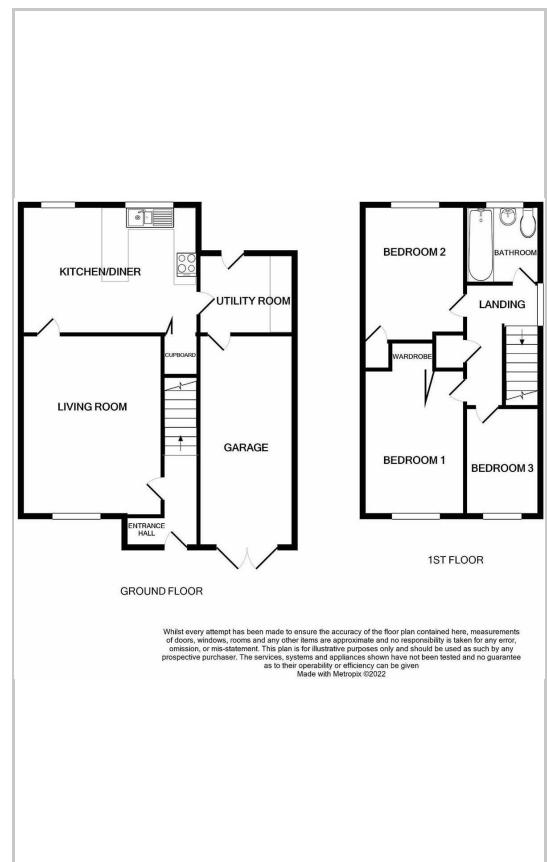
Money Laundering;

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

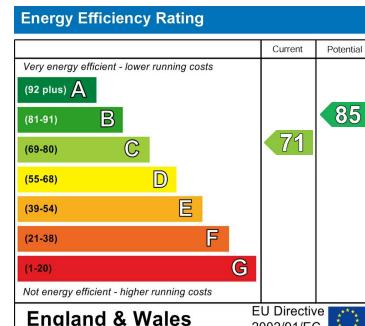
Area Map



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.

