



11 Byron Place

, Rugeley, WS15 2NR

£150,000



Chase Owl are pleased to market this three bedroom mid terraced starter home. Being offered with NO UPWARD CHAIN, ideal for investors or first time buyers and walking distance to local amenities. Having Entrance Porch, Reception Hallway, Fitted Kitchen and Lounge. First Floor Landing to Three Bedrooms, Shower Room and Separate W.C. Gardens to front and rear with parking to rear.



Entrance Porch

Approached from hardwood front entrance door with glass side scree. Having ceiling light point, tiled flooring and further door to Hallway.

Reception Hallway

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

Fitted Kitchen 13'7" x 8'11" (4.14m x 2.72m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Cooker point, space with plumbing for washing machine and further appliance spaces. Ceiling light point, storage cupboard and upvc window to rear aspect. Hardwood door Rear Garden.

Lounge 20'8" x 10'9" (6.30m x 3.28m)

Having gas fire on wooden display unit. Two ceiling light points, radiator and upvc windows to front and rear aspects.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 11'8" x 10'6" (3.56m x 3.20m)

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

Bedroom Two 13'0" x 8'8" (3.96m x 2.64m)

Having ceiling light point, radiator and, built in cupboard upvc window to rear aspect.

Bedroom Three 9'0" x 8'9" (2.74m x 2.67m)

Having ceiling light point, radiator, wall mounted combination boiler, useful storage cupboard and upvc window to front aspect.

Shower Room

Comprising walk in shower cubicle and vanity hand wash basin. Ceiling light point, extractor fan, tiling to walls. laminate flooring, heated towel rail and upvc window to rear aspect.

Separate W.C

Comprising w.c, ceiling light point, laminate flooring and upvc window to rear aspect.

Outside

The front of the property is accessed via pedestrian pathway and having a lawned fore garden. The enclosed rear garden having gates for security, raised planted flower beds, greenhouse and storage shed.

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.

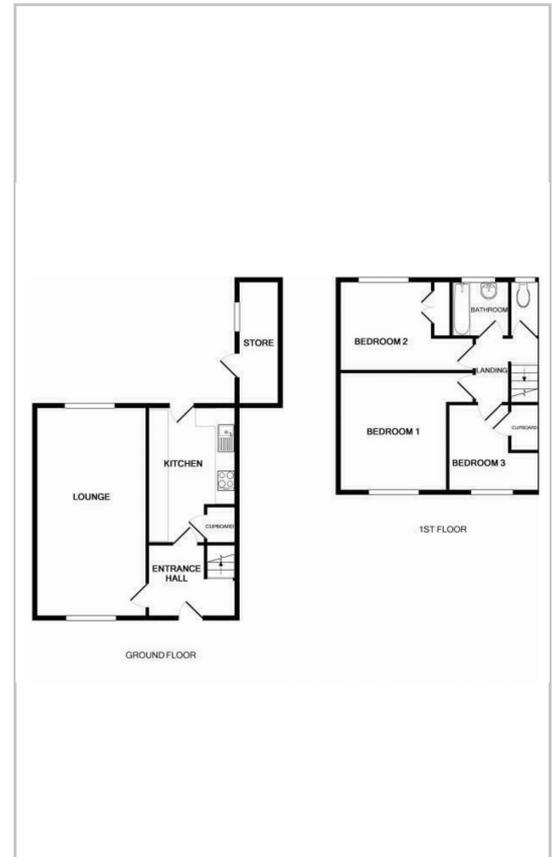
Money Laundering;

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

