



18 Shaftesbury Road

, Rugeley, WS15 1PB

£175,000



Chase Owl are pleased to market this well presented three bedroom semi detached home. Offered with NO UPWARD CHAIN and being ideal for First Time Buyers and Investors. Having Entrance Hallway, Lounge and good sized Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, useful storage cupboard and stairs leading to First Floor Landing. Door to Lounge.

Lounge 19'7" x 11'6" (5.97m x 3.51m)

Having two ceiling light points, radiator and upvc double glazed window to front aspect. Sliding upvc doors to Enclosed Rear Garden. Further door to Breakfast Kitchen.

Breakfast Kitchen 16'6" x 11'2" (5.03m x 3.40m)

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 back. Built in electric oven with gas hob over, space with plumbing for washing machine and two further appliance spaces. Two ceiling light points, tiled flooring, radiator, useful storage cupboard and upvc double glazed windows to rear and side aspects. Composite door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access to part boarded loft with light and airing cupboard housing combination boiler.

Bedroom One 14'10" x 10'3" (4.52m x 3.12m)

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

Bedroom Two 13'11" x 9'0" (4.24m x 2.74m)

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

Bedroom Three 10'7" x 6'5" (3.23m x 1.96m)

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

Bathroom

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

Outside

The front of the property having a walled fore garden with steps leading to the lawn with borders. The pathway continues into the good sized enclosed rear garden being mainly laid to lawn with borders, patio seating area 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.

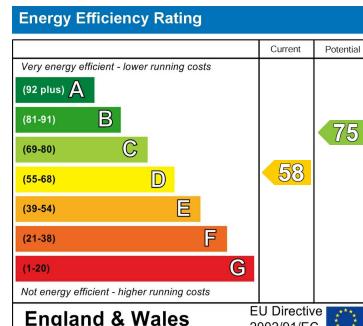
Area Map



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.

