



9 Hillway Close

, Rugeley, WS15 2RQ

Offers in the region of £220,000



Chase Owl are pleased to market this extended two bedroom link detached bungalow. Situated within a quiet cul de sac, close to local amenities and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Breakfast Kitchen, Dining room, Two Bedrooms and Bathroom. Driveway to Covered Carport and gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and airing cupboard housing boiler.

Lounge 18'1" x 11'5" (5.51m x 3.48m)

Having a hardwood fire surround with marble hearth. Two ceiling light points, radiator and upvc double glazed windows to rear aspect. Door to Breakfast Kitchen.

Breakfast Kitchen 14'0" x 8'11" (4.27m 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 and space with plumbing for washing machine. Two ceiling light points, upvc double glazed window to rear aspect and upvc door allowing access to the Rear Garden.

Dining Room 15'3" x 8'3" (4.65m x 2.51m)

(formally part of the Garage) Having two ceiling light points, radiator, upvc double glazed window to rear aspect and access door to Garage Storage.

Bedroom One 14'11" x 9'9" (4.55m x 2.97m)

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

Bedroom Two 9'8" x 7'11" (2.95m x 2.41m)

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

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator, airing cupboard with shelving and window to side aspect.

Outside

The front of the property having a low maintenance gravelled fore garden. Paved driveway leading to covered carport and this in turn leads to double wooden doors to Garage Storage Area, with light and power. The enclosed Rear Garden having paved patio with flower borders, steps down to further seating area, shed, greenhouse 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.

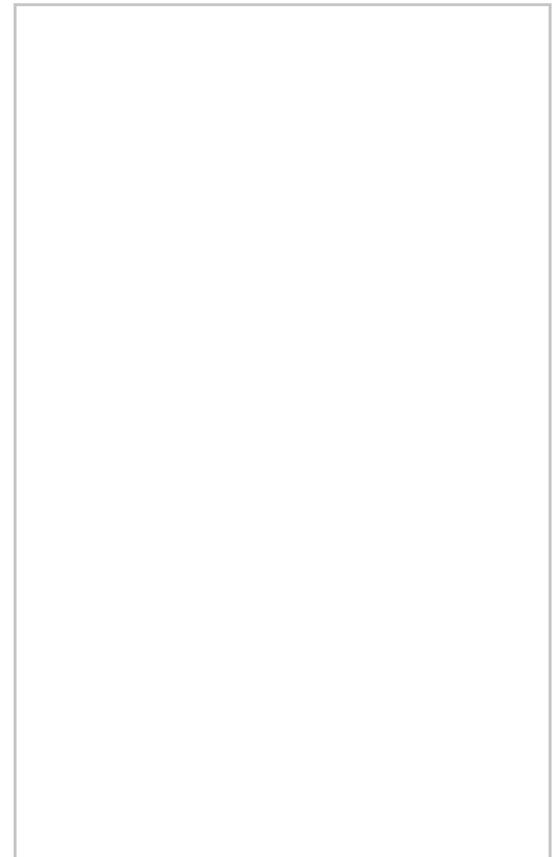
Money Laundering;

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

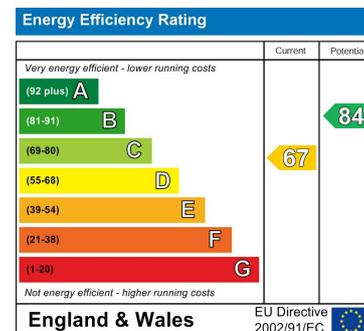
Area Map



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.

