



8 Lansbury Road

, Rugeley, WS15 1PD

£165,000



Chase Owl are pleased to market this three bedroom semi detached home. Being offered with NO UPWARD CHAIN, Ideal for First Time Buyers on a sought after development. Having Entrance Hallway, Lounge, Fitted Kitchen and Utility Room. First Floor Landing to Three Bedrooms, Shower Room and Separate W.C. Off road Parking and Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 19'8" x 11'6" (5.99m x 3.51m)

Having brick feature fire wall with inset gas fire on tiled hearth. Two ceiling light points, radiators and upvc double glazed windows to front and rear aspects.

Breakfast Kitchen 11'1" x 9'9" (3.38m x 2.97m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer. Gas cooker, space with plumbing for washing machine and useful larder cupboard. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Utility Area 9'9" x 7'0" (2.97m x 2.13m)

Having ceiling light point, coving, under stairs storage cupboard and upvc double glazed window and door to side elevation.

First Floor Landing

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

Bedroom One 11'7" x 10'11" (3.53m x 3.33m)

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

Bedroom Two 13'8" x 9'2" (4.17m x 2.79m)

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

Bedroom Three 10'9" x 6'5" (3.28m x 1.96m)

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

Shower Room

Comprising walk in shower cubicle and vanity hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

Separate W.C

Comprising w.c. Ceiling light point, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a gravelled fore garden with path to front entrance door and a paved driveway for off road parking. A side gate allowing access to the enclosed rear garden with patio area, steps to gravelled borders, shed and outside tap.

Agents Note

The property sale is subject to Grant of Probate. We do have Red Ash Cert on file for mortgage purposes.

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.

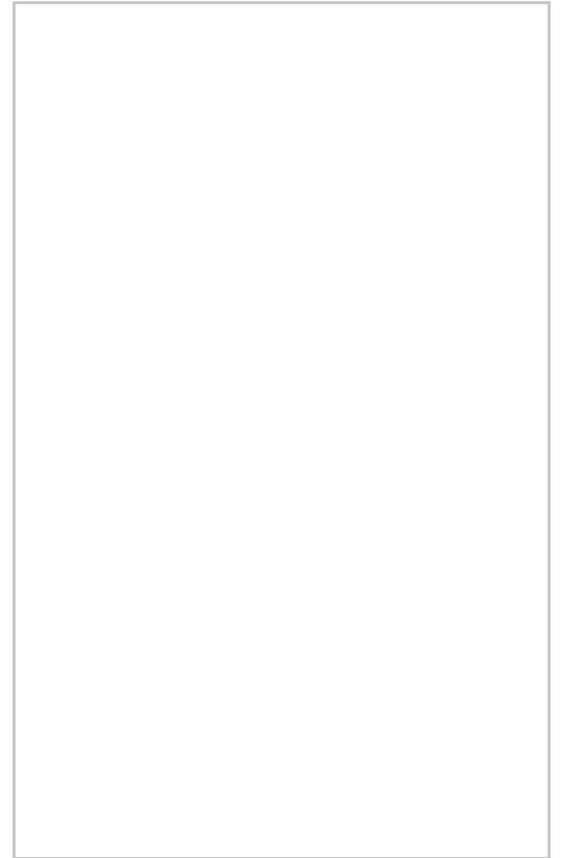
Money Laundering;

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

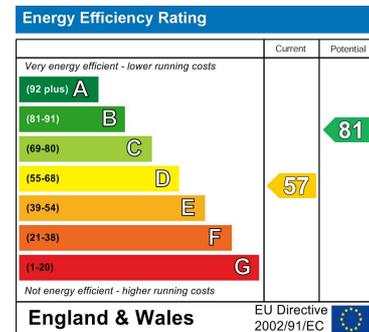
Area Map



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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