chase owl estates



11 Bramble Way

Etchinghill, Rugeley, WS15 2SP

Offers in the region of £230,000

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Garage
Approached via upvc double glazed door with side screens. Having light, power and access door to rear garden. A hardwood front entrance door to Hallway.

Entrance Hallway
Having ceiling light point, radiator, useful storage cupboard, coving and doors to Kitchen and Dining Room.

Lounge
17'1" x 12'1" (5.21m x 3.68m)
Having wooden feature fire surround with inset fire on hearth. Ceiling light point, two wall lights, wooden beams to ceiling, radiator and upvc double glazed bow window to front aspect.

Fitted Kitchen
8'0" x 7'10" (2.44m x 2.39m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in double electric oven, gas hob and two appliance spaces. Ceiling light point and upvc double glazed window to rear aspect.

Dining Room
14'10" x 8'10" (4.52m x 2.69m)
Having ceiling light point, radiator and sliding aluminium door to Rear Garden. Stairs leading to First Floor Landing.

First Floor Landing
Approached from stairs in Dining Room and having ceiling light point, airing cupboard housing combination boiler, further storage cupboard and upvc double glazed window to side aspect.

Bedroom One
17'1" x 12'1" (5.21m x 3.68m)
Formally 2 Bedrooms; Having ceiling light point, fitted bedroom furniture, two radiators, walk in cupboard and two upvc double glazed windows to front aspect.

Bedroom Two
11'3" x 10'8" (3.43m x 3.25m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom
Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, loft access, radiator, part tiling to walls and upvc double glazed window to rear aspect.

Outside
The front of the property having a paved driveway providing parking for several vehicles and a planted fore garden. The enclosed rear garden having a paved patio with covered canopy, steps to raised borders and pond. Outside power, light and 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.









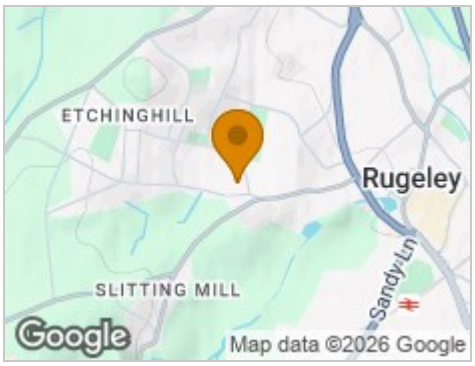
Road Map



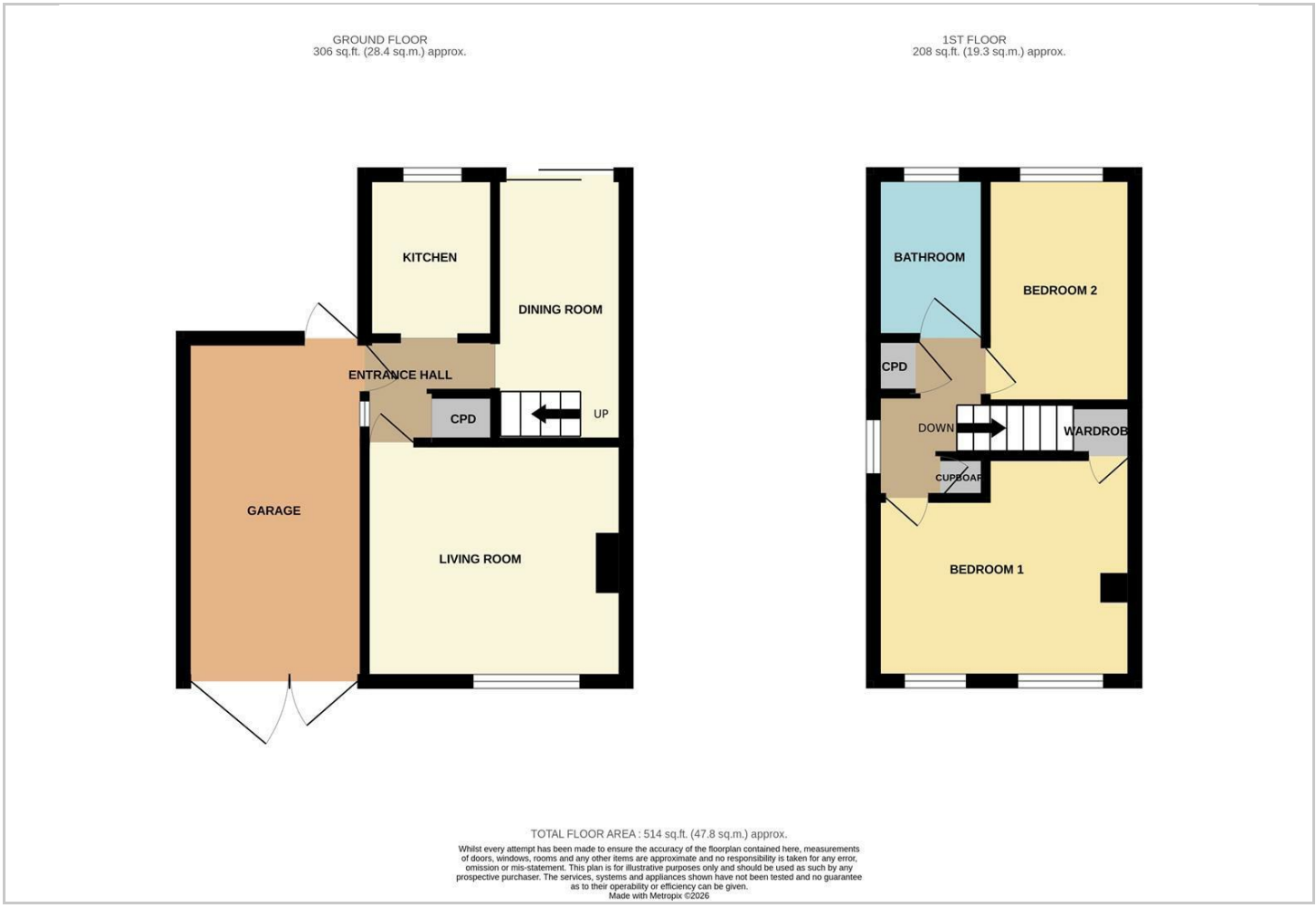
Hybrid Map



Terrain Map



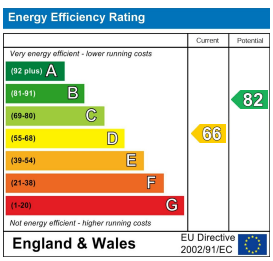
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.

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