



2 Highland Way

, Rugeley, WS15 2XJ

Guide price £239,995



Chase Owl are pleased to market this spacious Three/ Four bedroom link detached home. Situated on a corner plot, close to local amenities and ideal for First Time Buyers or a growing Family. Having Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Study/Bedroom Four and good sized "L" Shaped Lean to. First Floor Landing to Three Bedrooms and Bathroom. Driveway providing plentiful parking to Garage and Gardens to front and rear.



Entrance Porch

Approached from upvc double glazed front entrance door and having light point, radiator, laminate flooring and door through to Lounge.

Lounge

Having a feature brick fire place with wooden mantle over a tiled hearth. Ceiling light point, radiator, laminate flooring, two wall lights and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and door through to Dining Room.

Dining Room

Having ceiling light point, radiator, laminate flooring and sliding patio door to Lean To. Further door to Kitchen.

"L " Shaped Lean to

Making a great space for a variety of uses and being constructed of brick base with upvc double glazed frame. Having two wall lights, two radiators, tiled flooring and windows to Rear. Upvc double glazed door to front elevation and French doors to Rear Garden.

Fitted Kitchen

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. Built in double electric oven with gas hob and extractor hood over, space with plumbing for washing machine and two further appliance spaces. Ceiling light point, tiled flooring, radiator and upvc double glazed window to rear aspect.

Study / Bedroom Four

Having ceiling light point, radiator, wall light, tiled flooring and upvc double glazed window to rear aspect. Door to Rear Garden.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising paneled bath with shower over and scree, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, coving and upvc double glazed window to rear aspect.

Outside

The property is situated on a corner plot with a block paved driveway providing plentiful parking and leading to Garage with roll shutter door with light and power. A fore garden planted with mature shrubs. The enclosed rear garden is accessed via a side gate and having a paved patio with steps to lawn, two sheds 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.

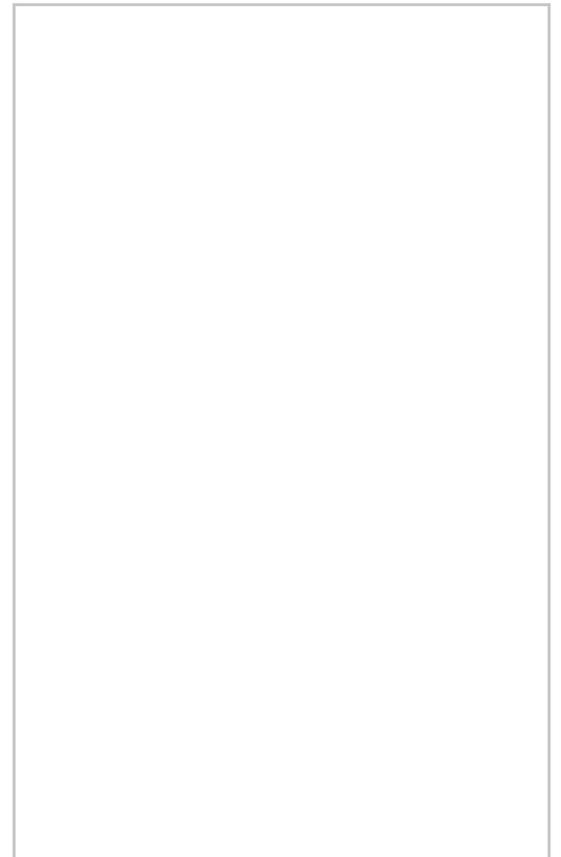
Money Laundering;

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

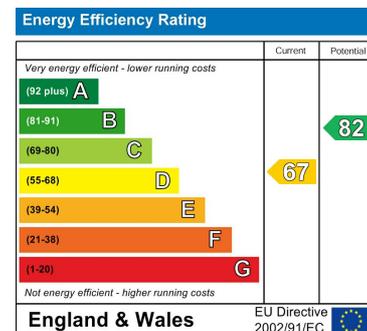
Area Map



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.

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