



12 Catkin Walk

, Rugeley, WS15 2NS

£200,000



Chase Owl are pleased to market this three bedroom semi detached home. Being offered with NO UPWARD CHAIN, close to local amenities and ideal for First Time Buyers who want to put their stamp on a new home. Having Entrance Hallway, Lounge/ Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Shower Room. Driveway to Garage and Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, useful cloaks cupboard, electric wall heater and stairs leading to First Floor Landing.

Lounge/ Dining Room 23'9" x 11'0" (7.24m x 3.35m)

Having a brick feature fireplace with hearth. Two ceiling light points, coving, wall lights and upvc double glazed window to front aspect. Sliding upvc double glazed door to Rear Garden.

Fitted Kitchen 10'2" x 8'8" (3.10m x 2.64m)

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. Gas cooker, cupboard housing warm air boiler, ceiling light point and upvc double glazed window to rear aspect. Upvc door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing hot water cylinder tank and upvc double glazed window to side aspect.

Bedroom One 11'2" x 10'0" (3.40m x 3.05m)

Having ceiling light point, built in wardrobe and upvc double glazed window to rear aspect.

Bedroom Two 11'6" x 10'11" (3.51m x 3.33m)

Having a range of built in wardrobes, ceiling light point, wall lights, further cupboard and upvc double glazed window to front aspect.

Bedroom Three 8'6" x 7'4" (2.59m x 2.24m)

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

Shower Room

Comprising walk in corner shower cubicle, w,c and pedestal hand wash basin. Ceiling light point, heated towel rail, extractor fan, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden. Driveway providing parking for several vehicles leading to Garage with up and over door, having light and power. A gate leads into the SOUTH FACING Rear Garden being mainly laid to lawn with borders and further door into the Garage.

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.

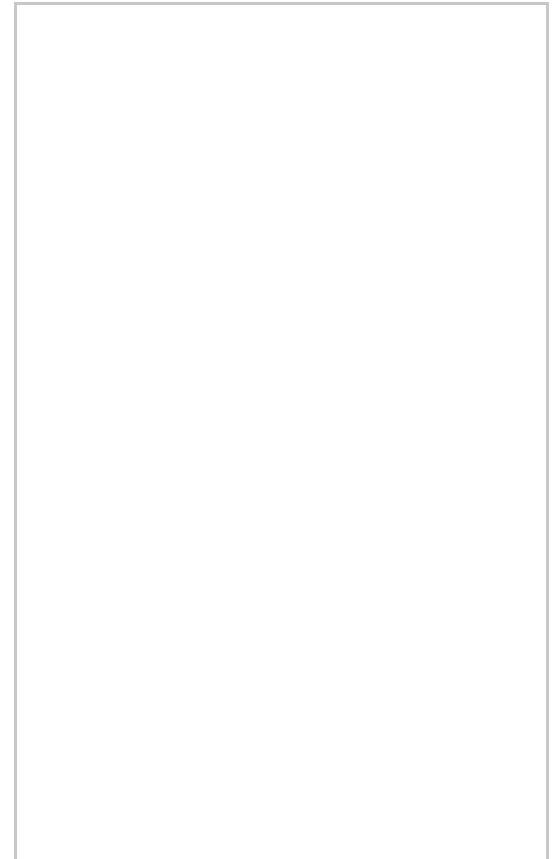
Money Laundering;

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


Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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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