chase owl estates



19 Bush Drive

, Rugeley, WS15 2AQ

Offers over £260,000

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Entrance Porch
Approached from upvc double glazed French doors and having a tiled floor with further door leading to Lounge.

Lounge to Dining Room
24'3" x 16'11" (7.39m x 5.16m)
Having a wooden feature fireplace with inset gas fire on a tiled hearth. Three ceiling light points, radiators, coving and wall lights. Decorative dado rail, upvc double glazed window to front aspect and French doors to the enclosed Rear Garden. Door to Kitchen and stairs leading to the First Floor Landing.

Fitted Kitchen
11'7" x 8'4" (3.53m x 2.54m)
Being fitted with a range of wall and base mounted units with wooden work surfaces over, incorporating inset sink with drainer and mixer tap. Gas range with extractor hood over and space for fridge. Ceiling light point, tiled flooring, radiator, walk in pantry cupboard and upvc double glazed window to rear aspect. Door to Utility, Guest Cloakroom and Garage.

Utility Room
10'6" x 6'9" (3.20m x 2.06m)
Being fitted with a range of wall and base mounted units with work surfaces over. Spaces with plumbing for washing machine and tumble dryer. Ceiling light point, radiator, upvc double glazed window to rear aspect and upvc door to Enclosed Garden. Access door to Garage.

Guest Cloakroom
Comprising w.c. and hand wash basin. Ceiling light point, tiled flooring and tiling to walls.

First Floor Landing
Approached from stairs in Lounge and having ceiling light point, loft access, coving, airing cupboard with shelving and housing combination boiler. Upvc double glazed window to side aspect.

Bedroom One
11'1" x 10'2" (3.38m x 3.10m)
Having ceiling light point, radiator, built in wardrobes and upvc double glazed window to front aspect.

Bedroom Two
11'6" x 10'4" (3.51m x 3.15m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
7'0" x 6'5" (2.13m x 1.96m)
Having ceiling light point, radiator and upvc double glazed window to side aspect.

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

Outside
The front of the property having a lawned fore garden. A block paved driveway leading to Garage with up and over door, having light and power. The enclosed rear garden is mainly laid to lawn with flower borders, paved patio , 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.

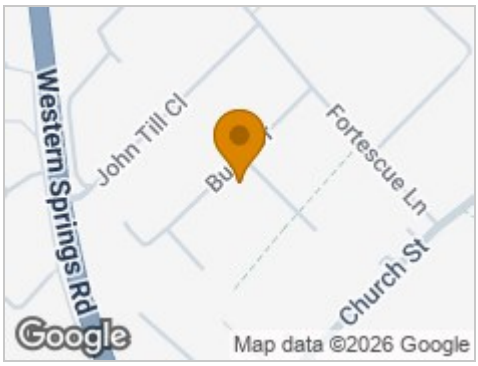








Road Map



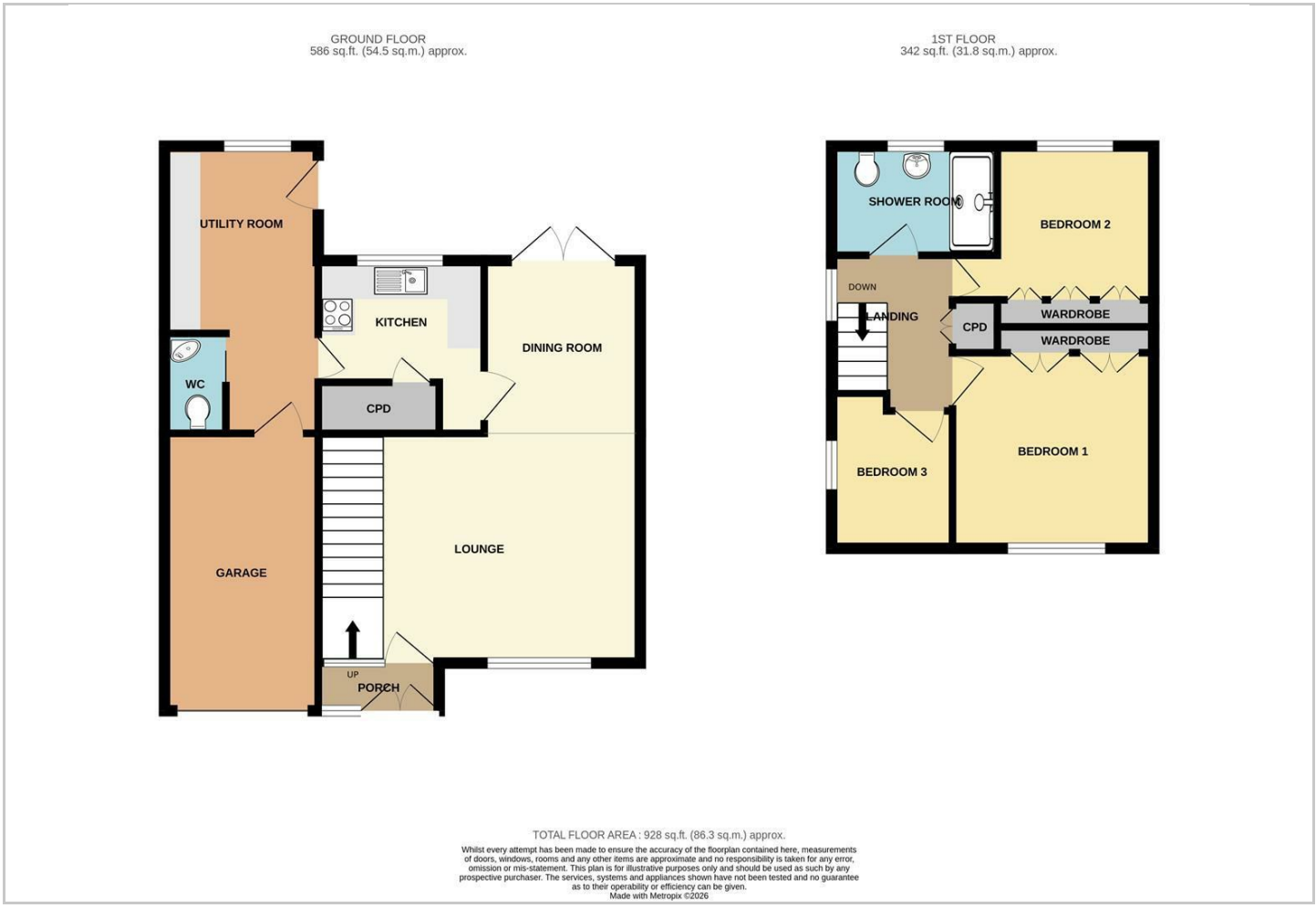
Hybrid Map



Terrain Map



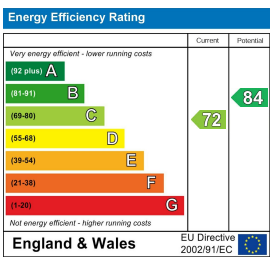
Floor Plan



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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