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# Albany Drive, Rugeley

**£170,000**

## Features

- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS/INVESTORS

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

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

### Lounge 4.57m x 3.66m (15'0" x 12'0")

Having wooden feature fire surround with gas fire. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Fitted Kitchen 3.96m x 1.68m (13'0" x 5'6")

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 electric oven, gas hob with extractor hood over and three appliance spaces. Ceiling light point, laminate flooring, radiator 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 and upvc double glazed window to side aspect.

### Bedroom One 3.02m x 2.74m (9'11" x 9'0")

Having built in wardrobe. Ceiling light point, radiator, airing cupboard housing boiler and upvc double glazed window to front aspect.

### Bedroom Two 3.15m x 1.83m (10'4" x 6'0")

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

### Wet Room

Comprising walk in shower with curtain, hand wash basin and w.c. Ceiling light point, radiator, tiling to walls, extractor fan and upvc double glazed window to rear aspect.

### Outside

The front of the property having a graveled foregarden. Driveway provides off road parking and a pedestrian gate allowing access to the enclosed rear garden. This being low maintenance with paved patio, graveled garden, shed 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.

# Property Photos

## Property Location

