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# **Arch Street, Rugeley**

**£150,000**



## Features

- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS
- COURTYARD GARDEN TO REAR

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Lounge

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and upvc double glazed window to front aspect.

### Dining Room 4.34m x 3.35m (14'3" x 11'0")

Having ceiling light point, radiator, built in shelving and useful storage cupboard. Upvc double glazed window to rear aspect and stairs leading to First Floor Landing.

### Fitted Kitchen 3.20m x 1.78m (10'6" x 5'10")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap and drainer. Electric cooker and two appliance spaces. Ceiling light point, loft access and upvc double glazed window to rear aspect. Upvc door leading into the Courtyard.

### First Floor Landing

Approached from stairs in the Dining Room and having ceiling light point and loft access.

### Bedroom One 3.63m x 3.33m (11'11" x 10'11")

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

### Bedroom Two 3.40m x 2.24m (11'2" x 7'4")

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

### Bathroom

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

### Outside

The property has a courtyard garden to rear with storage shed.

### 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

