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Birchtree Lane, Rugeley

£189,995



Features

- GONE THROUGH A REFURBISHMENT PROGRAMME
- IDEAL FOR FIRST TIME BUYERS
- RED ASH CLEAR
- NEW WINDOWS, DOORS, KITCHEN AND SHOWER ROOM
- NEW GAS CENTRAL HEATING AND ELECTRICAL INSTALLATION

Contact Us

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Full Description

Lounge 4.09m x 2.72m (13'5" x 8'11")

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, laminate flooring and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and being open plan to ;

Open plan Breakfast Kitchen 6.53m x 3.12m (21'5" x 10'3")

Bing fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with hob and extractor over, space for washing machine and fridge / freezer. Wall mounted combination boiler, inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. French upvc doors to Rear Garden and door to Utility.

Utility Room 2.36m x 1.75m (7'9" x 5'9")

Having inset lights, radiator, laminate flooring and upvc double glazed window and door to side elevation. Further door to Guest Cloakroom.

Guest Cloakroom

Comprising w.c, light point, laminate flooring and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Lounge and having light point and loft access.

Bedroom One 4.06m x 3.23m (13'4" x 10'7")

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

Bedroom Two 3.81m x 2.67m (12'6" x 8'9")

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

Bedroom Three 2.62m x 2.39m (8'7" x 7'10")

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

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, tiled flooring and upvc double glazed window to front aspect.

Agents Note

The property has gone through a refurbishment programme with; New Kitchen, Shower Room, Electrics, Gas Central Heating, Windows and Doors. The property has also had the floors replaced with a clean certificate on file for prospective purchasers to view.

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







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

Property Location

