



Coppice Road, Rugeley

£160,000



Features

- REFITTED BREAKFAST KITCHEN
- READY TO MOVE IN CONDITION
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point with stairs leading to First Floor Landing. Door to Lounge.

Lounge 5.99m x 3.48m (19'8" x 11'5")

Having two ceiling light points, radiators and upvc double glazed window to front aspect. Upvc double glazed French doors to Rear Garden. Further door to Breakfast Kitchen.

Refitted Breakfast Kitchen 5.84m x 3.40m (19'2" x 11'2")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Built in electric oven with hob over and space with plumbing for washing machine. Wall mounted combination boiler, two ceiling light points, radiator, under stairs storage cupboard and upvc double glazed window to rear aspect. Upvc doors to front and rear elevations.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 3.51m x 3.12m (11'6" x 10'3")

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

Bedroom Two 4.17m x 2.77m (13'8" x 9'1")

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

Bedroom Three 3.30m x 1.96m (10'10" x 6'5")

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

Bathroom

Comprising panelled bath with shower over, vanity hand wash basin and w.c. Ceiling light point, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with paved pathway to front entrance door. The enclosed rear garden having paved patio with steps to lawn.

Agents Note

The property has a red ash report showing Level 1, for mortgage purposes. A copy of which is held in the office for potential buyers 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		81
(69-80) C	68	
(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

