Image not found or type unknown

Coppice Road, Rugeley

£135,000



Contact Us

Chase Owl Estates
10 Anson Street

Features

- NO UPWARD CHAIN
- CASH BUYERS ONLY DUE TO FAILED RED ASH REPORT
- WELL PRESENTED THROUGHOUT
- GOOD SIZED GARDEN TO REAR
- REFITTED KITCHEN AND SHOWER ROOM

Rugeley
Staffordshire
WS15 2BB
T: 01889 358172

Full Description

Lounge 5.05m x 3.25m (16'7" x 10'8")
Approached from upvc double glazed front entrance door. Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, two radiators and upvc double glazed window to front aspect. Stairs to First Floor Landing and door to Kitchen.

Open Plan Breakfast Kitchen 6.50m x 3.10m (21'4" x 10'2")
KITCHEN; 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 with hob and extractor over. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect. Door to Utility Room.
DINING AREA; Having feature fireplace with inset electric fire. Ceiling light point, radiator and upvc double glazed sliding patio door to Rear Garden.

Utility Room 2.57m x 1.73m (8'5" x 5'8")
Having ceiling light point, space for appliances and upvc double glazed window to side aspect. Upvc door to side elevation.

Guest Cloakroom
Comprising w.c. Ceiling light point, half tiled walls and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing combination boiler.

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 3.84m x 2.69m (12'7" x 8'10")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 2.62m x 2.36m (8'7" x 7'9")
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, radiator, tiled flooring, half tiling to walls and upvc double glazed window to front aspect.

Outside
The front of the property having paved pathway to lawned fore garden with borders. A gate allows access into the enclosed rear garden with paved patio, shed and lawn with borders. A second gate leading to further lawn, good sized shed/storage and outside tap.

Agents Note
The property has a red ash level 3 certificate so is CASH BUYERS only.

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









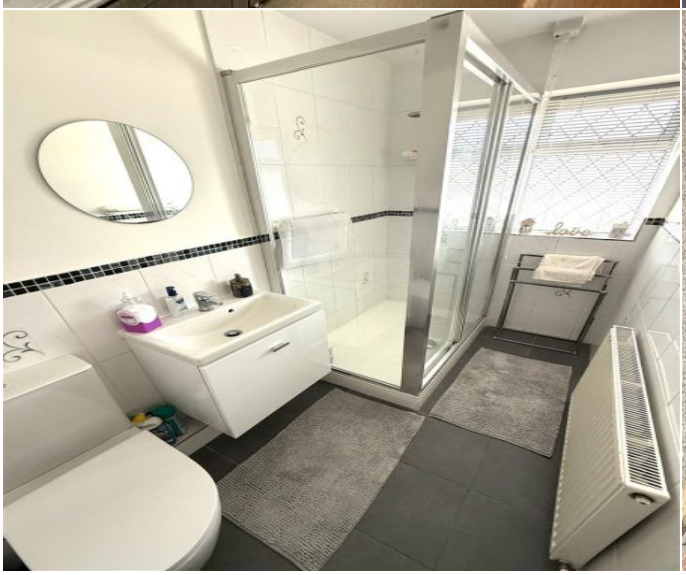








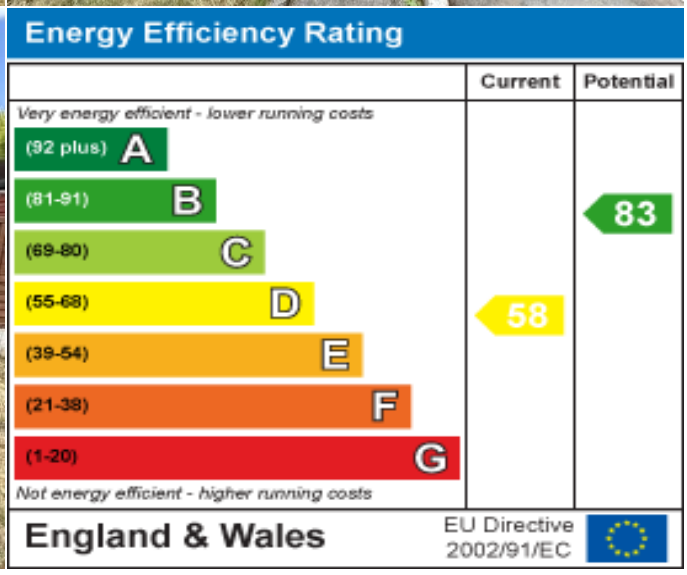












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
83
England & Wales
EU Directive 2002/91/EC

Property Location



