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# **Glovers Hill Court, Brereton, Rugeley**

**£127,000**

## **Contact Us**

### **Chase Owl Estates**

10 Anson Street

Rugeley

Staffordshire

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## Full Description

### Entrance Hallway

Approached from front entrance door and having two ceiling light points, radiators and useful storage cupboard.

### Open Plan Lounge 4.34m x 4.70m (14'3" x 15'5")

Having two ceiling light points, radiators, useful storage cupboard and two upvc double glazed windows to rear aspect. Open plan to Kitchen.

### Fitted Kitchen 3.45m x 1.60m (11'4" x 5'3")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and mixer tap. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Inset ceiling lights, wall mounted combination boiler and vinyl flooring.

### Bedroom One 4.37m x 2.95m (14'4" x 9'8")

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

### Bedroom Two 3.20m x 2.46m (10'6" x 8'1")

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

### Bathroom

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Inset ceiling lights, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The property having one allocated parking space and extra visitor parking spaces. Communal Gardens and bin store.

### Agents Notes

The property is leasehold and we have been advised by the seller that there are 108 years remaining on the lease.

There is a Ground rent payment of £150 annually

There is a service charge of £1,200 annually which covers the maintenance of communal areas

### Agents Note

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

