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# Hagley Road, Rugeley

£200,000



## Features

- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND GARDEN TO REAR

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Approached from hardwood front entrance door with side panels and having ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

### Dining Room 3.89m x 3.40m (12'9" x 11'2")

Having feature fire surround with inset electric fire on hearth. Ceiling light point, radiator, coving, picture rail and upvc double glazed bow window to front aspect.

### Lounge 3.33m x 3.63m (10'11" x 11'11")

Having fire surround with inset gas fire on hearth. Ceiling light point, coving, picture rail and upvc double glazed window to rear aspect.

### Fitted Kitchen 2.69m x 1.85m (8'10" x 6'1")

Being fitted with base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Gas cooker, space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, coving and upvc double glazed window to side aspect. Upvc door to Rear Garden.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, radiator, loft access and upvc double glazed window to side aspect.

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

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

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

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

### Bedroom Three 2.36m x 1.85m (7'9" x 6'1")

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

### Shower Room

Comprising double walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, radiator, airing cupboard housing combination boiler, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having driveway providing off road parking. Steps leading to front entrance door and a lawned fore garden. The rear garden having paved patio, steps to lawn with borders, shed, outside tap and two useful storage sheds.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

