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# Levett Grange, Rugeley

**£185,000**

## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- QUIET CUL DE SAC LOCATION

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Composite front entrance door and having ceiling light point, radiator, tiled flooring and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

### Fitted Kitchen 3.00m x 1.60m (9'10" x 5'3")

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over, integrated fridge/ freezer and space with plumbing for washing machine. Inset ceiling lights, tiled flooring, wall mounted combination boiler and upvc double glazed window to front aspect.

### Lounge 3.68m x 4.47m (12'1" x 14'8")

Having two ceiling light points, radiators, useful storage cupboard and French upvc double glazed doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and loft access.

### Bedroom One 3.00m x 2.54m (9'10" x 8'4")

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 3.68m x 2.64m (12'1" x 8'8")

Having ceiling light point, radiator, useful storage cupboard and two upvc double glazed windows to front aspect.

### Bathroom

Comprising paneled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiled flooring and extractor fan.

### Outside

The property having one allocated parking space but further visitors spaces are available. The enclosed rear garden having paved patio to lawn and pathway to shed and rear access gate. Outside tap.

### Agents Note

A small service charge of £149.36 is payable per annum for the upkeep of communal areas on the estate, including the children's park area.

### 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

## Property Location

