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Lodge Road, Brereton, Rugeley

£225,000

Features

- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- DRIVEWAY TO COVERED CARPORT

Contact Us

Chase Owl Estates

10 Anson Street
Rugeley
Staffordshire
WS15 2BB
T: 01889 358172

Full Description

Entrance Hallway

Approached from upvc front entrance door and having two ceiling light points, radiator and upvc double glazed windows to front and side aspects. Stairs to First Floor Landing.

Lounge/Dining Room 6.96m x 3.71m (22'10" x 12'2")

Having feature fire surround with inset living flame gas fire on hearth. Two ceiling light points, coving, radiators and upvc double glazed window to front aspect. Upvc double glazed sliding patio doors to Rear Garden.

Fitted Kitchen 3.18m x 2.34m (10'5" x 7'8")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob and extractor over. Three further appliance spaces, ceiling light point, tiled flooring and useful larder cupboard. Upvc double glazed window to rear aspect and upvc door to side leading to Carport.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard, loft access to boarded attic housing combination boiler and upvc double glazed window to side aspect.

Bedroom One 3.71m x 3.12m (12'2" x 10'3")

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

Bedroom Two 3.30m x 3.20m (10'10" x 10'6")

Having ceiling light point, radiator, wooden flooring, wood paneling to walls, coving and upvc double glazed window to rear aspect.

Bedroom Three 2.82m x 2.41m (9'3" x 7'11")

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

Bathroom

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Ceiling light point, radiator, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is situated on a corner plot with block paved driveway providing plentiful parking. Wooden double gates give access to the covered carport with block paved flooring leading to the enclosed rear garden with paved patio, steps to lawn with borders. Outside tap and lighting.

Planning Permission

The property had planning permission for demolition of carport and erection of a single storey extension to side. REF CH/16/069 with CCDC.

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

