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# Lower Birches Way, Rugeley

£179,995



## Features

- IDEAL STARTER HOME OR INVESTMENT PROPERTY
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING TO REAR
- TWO DOUBLE BEDROOMS
- NO UPWARD CHAIN

## Contact Us

**Chase Owl Estates**  
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Rugeley  
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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator and useful under stairs storage cupboard. Stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising hand wash basin and w.c. Inset ceiling lights, radiator, coving and extractor fan.

### Fitted Kitchen 2.69m x 1.78m (8'10" x 5'10")

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 gas hob and extractor hood over. Space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, coving and upvc double glazed window to front aspect.

### Lounge 3.78m x 3.48m (12'5" x 11'5")

Having two ceiling light points, two radiators and French upvc double glazed doors with windows to side allowing access to the Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, coving and loft access.

### Bedroom One 3.78m x 2.79m (12'5" x 9'2")

Having ceiling light point, radiator, cupboard housing combination boiler and two upvc double glazed windows to front aspect.

### Bedroom Two 3.58m x 2.08m (11'9" x 6'10")

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

### Bathroom

Comprising panelled bath with shower over and screen, bowl hand wash basin and w.c. Inset ceiling lights, tiling to walls and flooring, heated towel rail and upvc double glazed window to rear aspect.

### Outside

The front of the property is accessed via pedestrian pathway and having lawned fore garden with pathway to front entrance door. The enclosed rear garden having paved patio to artificial lawn with borders and gate leading to the allocated parking.

### 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>90</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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

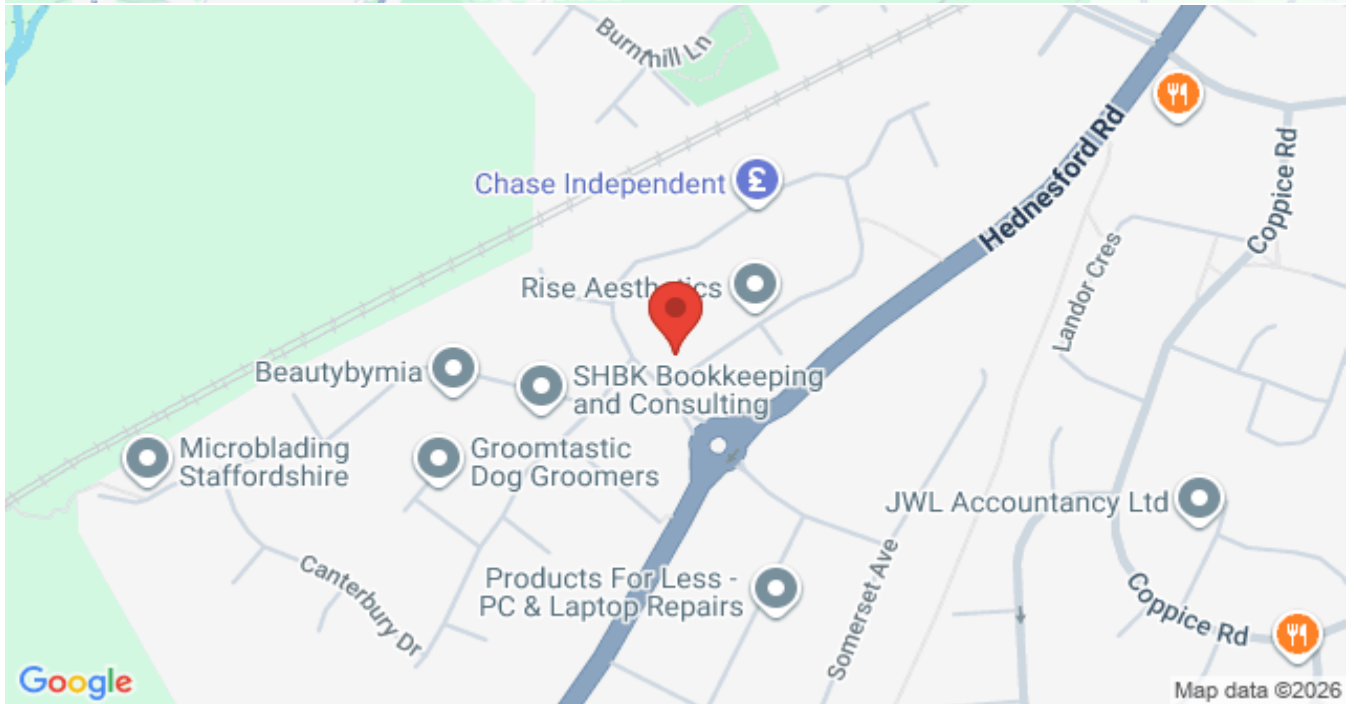
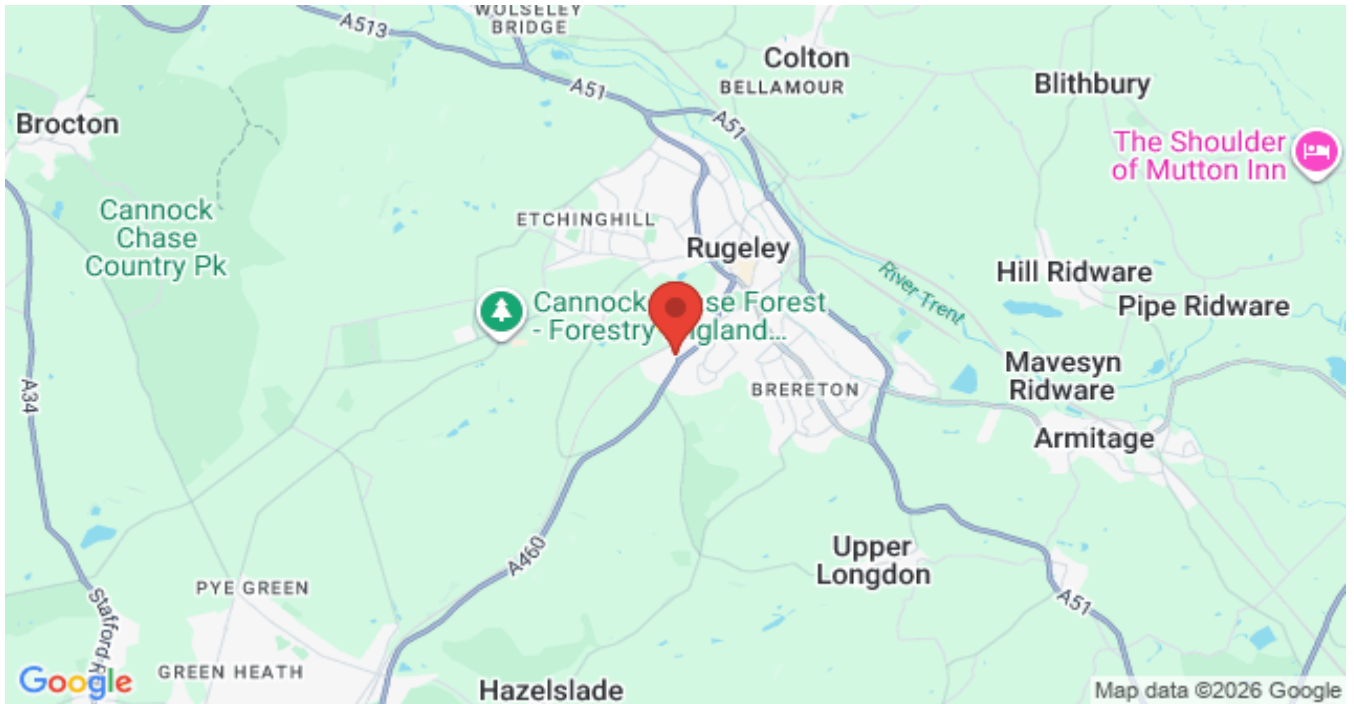


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