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Lower Birches Way, Rugeley

£200,000



Features

- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- QUIET LOCATION ON A SOUGHT AFTER DEVELOPMENT
- MOVE IN CONDITION
- ALLOCATED PARKING TO REAR

Contact Us

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Full Description

Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator, laminate flooring and useful under stairs storage cupboard. Stairs leading to First Floor Landing. Alarm panel.

Guest Cloakroom
Comprising pedestal hand wash basin and w.c. Inset ceiling lights, radiator, laminate flooring and extractor fan.

Refitted Kitchen 2.74m x 1.80m (9'0" x 5'11")
Being refitted 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. Inset ceiling lights, laminate flooring, plinth and under cupboard lighting and upvc double glazed window to front aspect.

Lounge 3.81m x 3.51m (12'6" x 11'6")
Having ceiling light point, radiator, laminate flooring and French upvc double glazed doors with windows to side allowing access to the Conservatory.

Conservatory 3.00m x 2.51m (9'10" x 8'3")
Being constructed of upvc double glazed frame and having tiled flooring, radiator and ceiling light/fan. Upvc French doors to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point and loft access to boarded loft with ladder.

Bedroom One 3.78m x 3.07m (12'5" x 10'1")
Being fitted with a range of wardrobes with mirror sliding doors. Ceiling light point, radiator, cupboard housing combination boiler and two upvc double glazed windows to front aspect.

Bedroom Two 3.63m x 2.06m (11'11" x 6'9")
Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Refitted Bathroom
Comprising panelled bath with shower attachment, shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, part tiling to walls, extractor fan 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 SOUTH FACING enclosed rear garden having paved patio to artificial lawn, shed, outside tap 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.

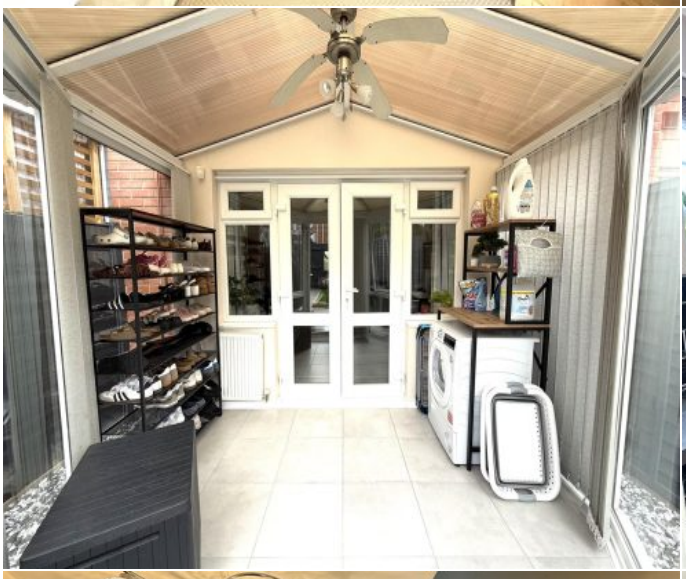
Property Photos

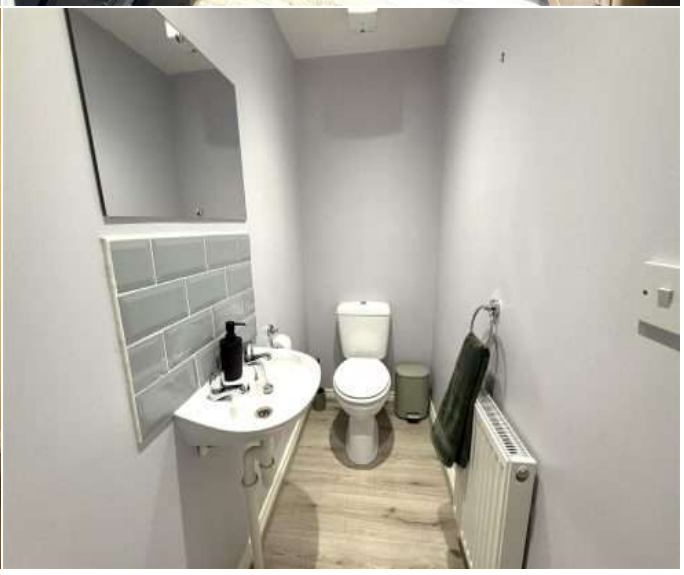






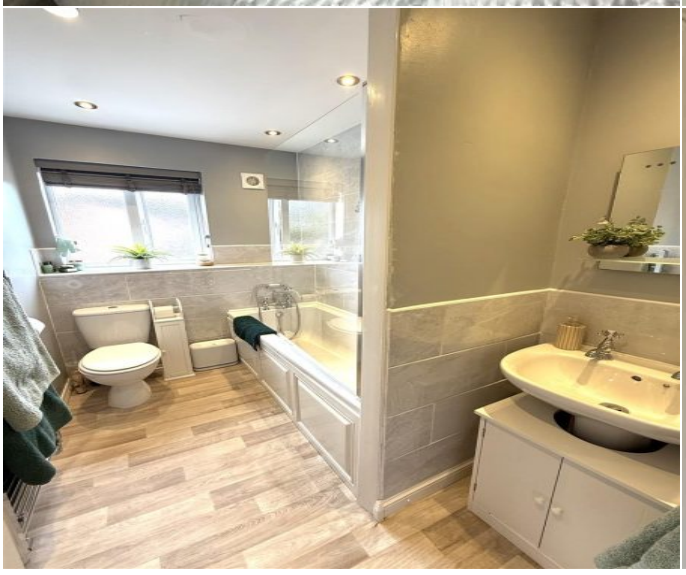
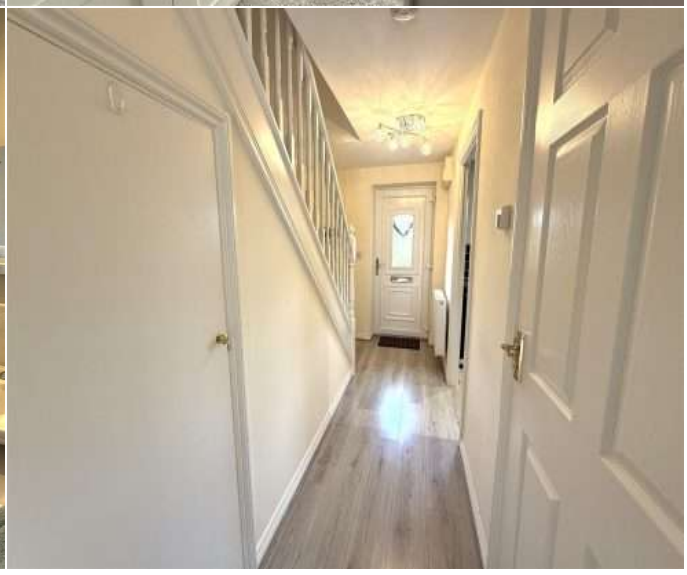






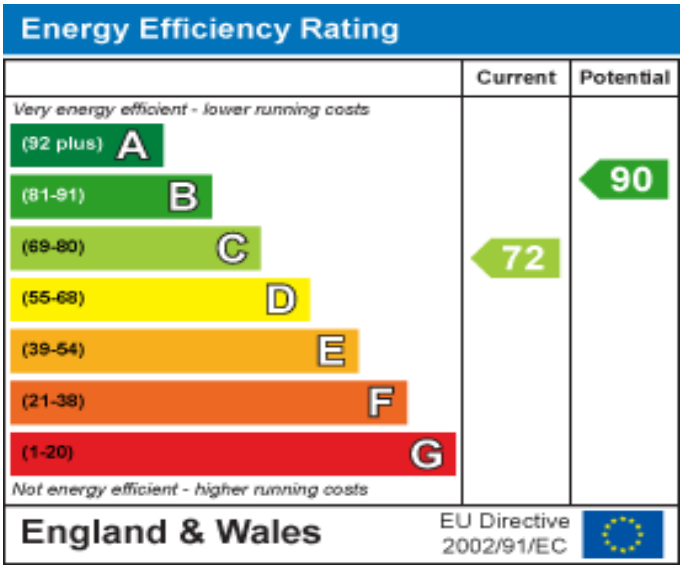












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
90
England & Wales
EU Directive 2002/91/EC

Property Location

