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# Lower Birches Way, Rugeley

**£210,000**

## Features

- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- ENCLOSED GARDEN TO REAR

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

Approached from front entrance door and having ceiling light point, radiator, wooden flooring, useful under stairs storage and stairs leading to First Floor Landing.

### Guest Cloakroom

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

### Fitted Kitchen 3.10m x 2.16m (10'2" x 7'1")

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

### Lounge/Dining Room 4.72m x 4.22m (15'6" x 13'10")

Having two ceiling light points, radiators, wooden flooring and French upvc doors with windows to side over looking the Rear Garden.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and doors to all rooms.

### Bedroom One 4.22m x 3.63m (13'10" x 11'11")

Having built in wardrobes. Ceiling light point, radiator, airing cupboard housing boiler and two upvc double glazed windows to front aspect.

### Bedroom Two 2.54m x 2.11m (8'4" x 6'11")

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

### Bedroom Three 2.87m x 2.06m (9'5" x 6'9")

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, part tiling to walls, wooden flooring and upvc double glazed window to side aspect.

### Outside

To the front of the property there is lawn to front and side and two allocated parking spaces. There is a fully enclosed rear garden with lawn, shrub display borders, paved patio area, garden shed and gated access to fore.

### 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

