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Sandy Lane, Rugeley

£170,000

Features

- CASH BUYERS ONLY DUE TO SPRAY FOAM INSULATION IN THE ROOF SPACE
- NO UPWARD CHAIN
- IDEAL INVESTMENT PROPERTY
- GOOD SIZED GARDEN TO REAR WITH DETACHED GARAGE

Contact Us

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Full Description

Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator, parquet flooring and stairs leading to First Floor Landing.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, part tiling to walls, tiled flooring and upvc double glazed window to front aspect.

Lounge 3.33m x 3.02m (10'11" x 9'11")
Having inset lights, radiator, parquet flooring, wall lights, picture rail and upvc double glazed window to front aspect.

Dining Room 4.09m x 3.33m (13'5" x 10'11")
Having wall lights, radiator, parquet flooring, picture rail and upvc double glazed French doors to Rear Garden. Door to Kitchen.

Fitted Kitchen 3.76m x 2.21m (12'4" x 7'3")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor over. Two ceiling light points, wall heater, and upvc double glazed windows to side and rear aspects. Upvc door to side elevation.

Utility Room 1.80m x 1.35m (5'11" x 4'5")
Having wall units and work surface with appliance spaces below. Wall mounted boiler, ceiling light point and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Hallway and having wall light, loft access and upvc double glazed window to front aspect.

Bedroom One 3.33m x 3.02m (10'11" x 9'11")
Having inset ceiling lights, radiator, picture rail and upvc double glazed window to front aspect.

Bedroom Two 4.09m x 3.33m (13'5" x 10'11")
Having inset ceiling lights, radiator, picture rail and upvc double glazed window to rear aspect.

Bedroom Three 3.76m x 2.24m (12'4" x 7'4")
Having inset ceiling lights, radiator, picture rail and upvc double glazed window to rear aspect.

Bathroom
Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Light points, heated towel rail, tiling to walls and flooring and upvc double glazed window to front aspect.

Outside
The fore garden being gravelled for low maintaince. A paved driveway providing parking which continues through the wooden gates to the rear. The good sized Enclosed Rear Garden is mainly laid to lawn with paved patio and outside tap. DETACHED GARAGE with roller shutter door with light and power.

Agents Note
The property can only be sold to CASH PURCHASERS due to the foam insulation in the roof space.

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



