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Sheep Fair, Rugeley

£250,000

Features

- NO UPWARD CHAIN
- WALKING DISTANCE TO LOCAL AMENITIES
- GOOD SIZED LOUNGE TO CONSERVATORY
- PRIVATE GATED COMPLEX
- PART EXCHANGE AVAILABLE

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, laminate flooring, loft access and airing cupboard with radiator and shelving.

Fitted Kitchen 3.15m x 1.80m (10'4" x 5'11")

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. Wall mounted boiler, integrated microwave, radiator, inset ceiling lights and laminate flooring and upvc double glazed window to front aspect.

Lounge 4.27m x 3.84m (14'0" x 12'7")

Having hardwood fire surround with electric pebble inset fire on hearth. Two ceiling light points, radiator and sliding upvc double glazed door to Conservatory.

Conservatory 3.63m x 2.64m (11'11" x 8'8")

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, radiator, laminate flooring and French doors to Rear Garden.

Bedroom One 3.84m x 2.97m (12'7" x 9'9")

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

Bedroom Two 3.15m x 2.26m (10'4" x 7'5")

Having ceiling light point, radiator, built in wardrobes and upvc double glazed window to front aspect.

Shower Room

Comprising walk in corner shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail and upvc double glazed window to front aspect.

Outside

The property is situated in a private gated complex with remote gates. Having one allocated parking with extra visitors spaces and communal gardens. The enclosed rear garden having paved patio to artificial lawn, shed and gate leading to front elevation.

Agents Notes

The owners of the development within Sheepfair become 1/16 owner of the freehold management company called Sheepfair Management Ltd. We have been advised by the current vendor that the service charge is currently £15 per month that covers the communal areas, electric gates and maintenance. There is no ground rent. There is a one-off charge of approximately £160 on completion to register as an owner for the share certificate

Agents Notes

We have not tested any of the electrical, central heating/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

