



**St. Pauls Road, Rugeley**

**£155,000**



## Contact Us

**Chase Owl Estates**  
10 Anson Street

## Features

- IN NEED OF UPGRADE
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CENTRAL LOCATION
- ALLOCATED PARKING TO REAR

Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

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

### Fitted Kitchen 3.51m x 2.41m (11'6" x 7'11")

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. Built in electric oven with gas hob and extractor over. Space with plumbing for washing machine and further appliance space. Ceiling light point, under stairs storage cupboard, radiator and upvc double glazed window to front aspect.

### Lounge 3.76m x 3.43m (12'4" x 11'3")

Having ceiling light point, radiator and double glazed sliding patio door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and airing cupboard housing combination boiler.

### Bedroom One 3.43m x 2.49m (11'3" x 8'2")

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

### Bedroom Two 3.43m x 2.18m (11'3" x 7'2")

Having ceiling light point, radiator, useful storage cupboard and two upvc double glazed windows to front aspect.

### Bathroom

Comprising panelled bath with mixer tap, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls, loft access and radiator.

### Outside

The property is set back from the road with steps leading to front entrance door and a walled fore garden. The enclosed rear garden is accessed via gate with lawn and borders. Allocated parking to rear.

### 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            | <b>72</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Property Location

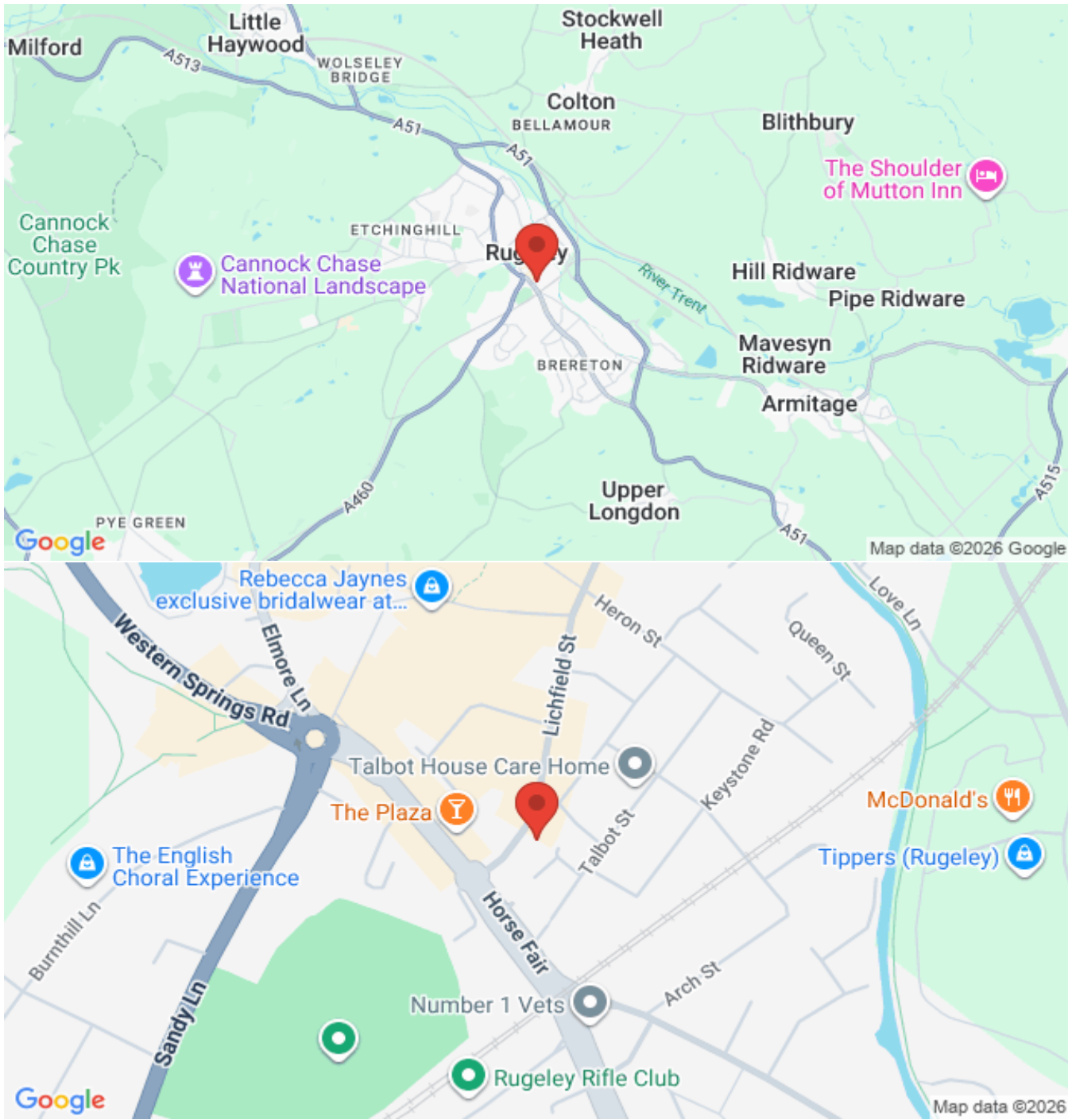


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