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# The Laurels, Brereton, Rugeley

**£175,000**

## Features

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN AND SHOWER ROOM
- SHELTERED ACCOMMODATION FOR OVER 60'S ONLY

## Contact Us

### Chase Owl Estates

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Rugeley  
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## Full Description

### Entrance Hallway

Approached from wooden front entrance door and having ceiling light point, loft access, airing cupboard with shelving, radiator and useful storage cupboard.

### Lounge 5.92m x 4.45m (19'5" x 14'7")

Having wooden feature fire surround with inset electric fire on hearth. Two ceiling light points, coving, radiators and double glazed window to walk in bay. Upvc double glazed sliding patio door giving access to the rear garden.

### Refitted Kitchen 3.20m x 2.57m (10'6" x 8'5")

Being refitted with a range of cream shaker style wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Gas cooker with extractor hood over, washer/dryer and appliance space. Ceiling light point, breakfast bar seating, wall mounted combination boiler, radiator and useful larder cupboard. Double glazed window to rear aspect.

### Bedroom One 3.38m x 3.20m (11'1" x 10'6")

Having built in double wardrobe. Ceiling light point, radiator and double glazed window to rear aspect.

### Bedroom Two 2.36m x 2.34m (7'9" x 7'8")

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

### Refitted Shower Room

Comprising double walk in shower, vanity hand wash basin and w.c. Ceiling light point, radiator and double glazed window to front aspect.

### Outside

The property is situated on a corner plot with pathway to front entrance door. To the rear is the communal garden with paved patio and mainly laid to lawn with hedgerow boundary. Communal parking.

### Agents Note

QUALIFYING AGE: Male over 60 and Female over 60

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided on site. The property is a LEASEHOLD. We are advised there is a service charge of approximately £294.00 per month which includes maintenance of the communal areas, services, general maintenance and buildings insurance. Potential purchasers are asked to clarify all of these matters before proceeding with the purchase as at the time of preparing these particulars that figures were correct but may vary. The lease was granted 9th September 2007 having a term of 125 years.

### 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

