

image not found or type unknown



# Water Field Drive, Rugeley

**£94,000**

## Features

- OVERLOOKING TRENT AND MERSEY CANAL
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from composite front entrance door with glass side screen and having ceiling light point, radiator, laminate flooring, useful under stairs storage cupboard and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and hand wash basin with tiled splash. Ceiling light point, laminate flooring, extractor fan and radiator.

### Fitted Kitchen 3.23m x 2.84m (10'7" x 9'4")

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 gas hob and extractor over, space with plumbing for washing machine and integrated fridge/freezer. Ceiling light point, wall mounted boiler, radiator, laminate flooring and upvc double glazed window to front aspect.

### Lounge 4.98m x 3.81m (16'4" x 12'6")

Ceiling light points, laminate flooring, radiators and upvc double glazed bay window to side aspect. French upvc double glazed doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard, further storage cupboard, loft access and upvc double glazed window to side aspect..

### Bedroom One 4.19m x 2.59m (13'9" x 8'6")

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

### Bedroom Two 3.96m x 2.59m (13'9" x 8'6")

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

### Bedroom Three 2.82m x 2.21m (9'3" x 7'3")

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

### Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls, extractor fan and upvc double glazed window to front aspect.

### Outside

The property is located on a corner plot with views over looking the Trent and Mersey Canal. Having driveway to side providing parking for two vehicles. A gate leads into the enclosed rear garden being mainly laid to lawn with patio and outside tap.

### Agents Notes

This is a shared ownership property.

A share of 40% is available to purchase for £94,000

We have been advised by the current vendor that the monthly rental payment is approximately £458.72 which also includes the building insurance for the property. Additional shares may be purchased.

Shared ownership is a government funded scheme. Any purchaser must register on line with a Help to Buy Agent who will then assess eligibility for shared ownership.

To qualify for shared ownership a purchaser must:

- Have a household income under £60,000 per year
- Not be in ownership of another property

### 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

