



Wolseley Road, Rugeley

£70,000



Features

- NO UPWARD CHAIN
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- ALLOCATED PARKING AND GARAGE
- QUIET LOCATION

Contact Us

Chase Owl Estates

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Rugeley
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Full Description

Communal Hallway

The property is in a communal block and is entered via a touch keypad.

Reception Hallway

A hardwood front entrance door leading into Hallway and having two good sized storage cupboards, ceiling light point, electric storage heater, coving and intercom phone.

Lounge 5.05m x 3.25m (16'7" x 10'8")

Having an electric wall mounted heater, two ceiling light points, telephone and television points, upvc double glazed window to side aspect and upvc double glazed door giving access to the shared gardens.

Fitted Kitchen 3.15m x 1.98m (10'4" x 6'6")

Having a basic range of wall and base mounted units with work surfaces over, incorporating stainless steel sink unit with tiled splashback. Space with plumbing for washing machine, dryer, cooker point and fridge/freezer. Ceiling light point, quarry tiled floor and upvc double glazed window to side aspect.

Bedroom 3.91m x 2.67m (12'10" x 8'9")

Having ceiling light point, wall mounted electric heater and upvc double glazed window to side aspect.

Bathroom

Having a panelled bath, vanity sink unit and w.c. Airing cupboard housing hot water tank, ceiling light point, extractor fan and part tiling to walls.

Outside

The property has communal gardens, off road parking and GARAGE in separate block.

Agents Notes

We are advised by the vendor that the property is LEASEHOLD. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You can also log on to www.landregisteronline.gov.uk

We are advised the property has 89 years remaining on the lease and Service Charge is £106.00 pcm payable to Midland Heart.

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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

