



37 Byron Place

, Rugeley, WS15 2NR

Offers in the region of £125,000



Chase Owl are pleased to market this three bedroom mid terraced property. IN NEED OF UPGRADE and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge/Dining Room and Fitted Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.



Entrance Porch

Approached from upvc double glazed front entrance door with windows to side. Having tiled flooring and French upvc doors to Entrance Hallway.

Entrance Hallway

Having ceiling light point, radiator and stairs leading to First Floor Landing. Doors to Lounge and Fitted Kitchen.

Lounge 20'9" x 10'11" (6.32m x 3.33m)

Having wooden feature fire surround with inset coal fire on tiled hearth. Two ceiling light points, laminate flooring and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 14'0" x 8'7" (4.27m x 2.62m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, appliance spaces, ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point and loft access.

Bedroom One 11'9" x 13'6" (3.58m x 4.11m)

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

Bedroom Two 13'5" x 8'8" (4.09m x 2.64m)

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

Bedroom Three 9'1" x 8'9" (2.77m x 2.67m)

Having ceiling light point, radiator, built in bed, useful storage cupboard housing water tank and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having pathway to borders and front entrance door. The enclosed rear garden is accessed vis double wooden gates and having paved patio, raised flower borders and brick storage shed.

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.

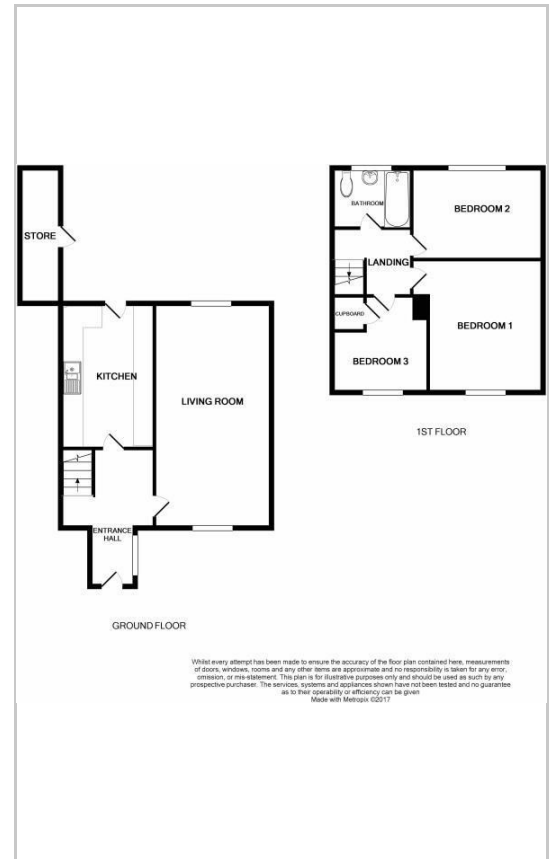
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

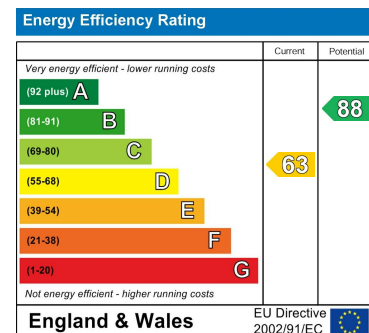
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

