



## 5 Truro Close

, Rugeley, WS15 1GJ

**Offers over £80,000**



" REDUCED FOR A QUICK SALE "Chase Owl are pleased to market this one bedroom ground floor apartment. On the sought after Birches Estate, ideal for Investors and offered with NO UPWARD CHAIN. Having Entrance Porch to Open Plan Lounge to Fitted Kitchen, Bedroom and Bathroom. Two allocated parking spaces to rear.





### Entrance Porch

Approached from front entrance door and having window to side aspect. Further door to Lounge/ Kitchen.

### Lounge 16'6" x 16'2" (5.03m x 4.93m)

Having two ceiling light points, laminate flooring, wall heater and upvc double glazed window to side aspect. Open plan to Kitchen.

### Open plan Kitchen

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. Built in electric cooker with hob and extractor over, washing machine and fridge. Ceiling light point, breakfast bar area, laminate flooring and upvc double glazed window to front aspect. Hallway having useful storage cupboard, further cupboard with hot water tank and doors to Bathroom and Bedroom.

### Bedroom 13'0" x 13'0" (3.96m x 3.96m)

Having built in wardrobe, ceiling light point, wall heater, laminate flooring and upvc double glazed window to rear aspect.

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, wall heater, laminate flooring and upvc double glazed window to side aspect.

### Outside

The property having two allocated parking spaces and communal gardens.

### Agents Note

The property is LEASEHOLD with approx 77 years remaining. Starting March 2002 for 99 years. We await the vendors to confirm extra charges payable.

### 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.

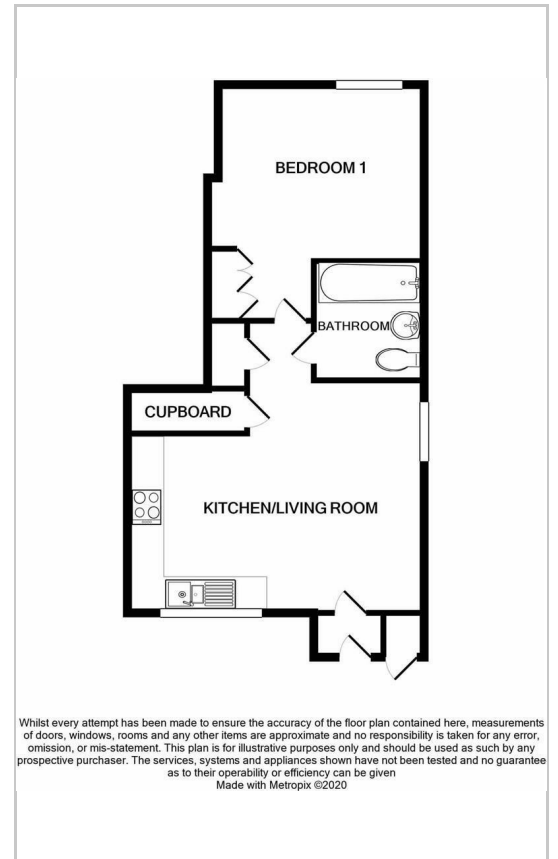
### Money Laundering;

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

### Area Map

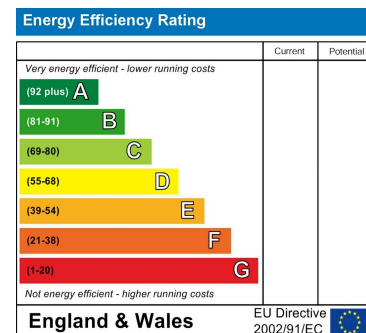


### Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### 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.

