



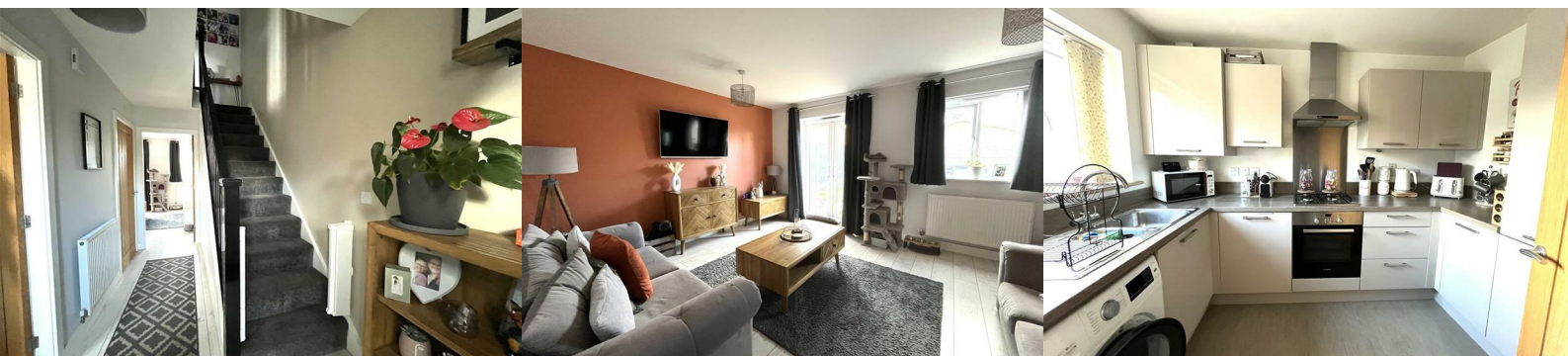
5 Trent Leasow

, Rugeley, WS15 1FH

£77,000



" 40% SHARED OWNERSHIP" Chase Owl are pleased to market this well presented modern two DOUBLE Bedroom semi detached home. Being ideal for First Time Buyers, in a sought after location with TWO ALLOCATED PARKING. Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Two Bedrooms and Bathroom. Enclosed Garden to rear and Two allocated parking spaces to front.



Entrance Hallway

Approached from composite front entrance door with glass side screen and having ceiling light point, radiator, laminate flooring 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.

Breakfast Kitchen 10'0" x 7'6" (3.05m x 2.29m)

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 14'4" x 12'0" (4.37m x 3.66m)

Ceiling light points, laminate flooring, useful storage cupboard, radiator and upvc double glazed window to rear aspect. French upvc double glazed doors to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard with radiator and loft access.

Bedroom One 12'4" x 9'7" (3.76m x 2.92m)

Having ceiling light point, radiator, built in wardrobes, useful storage cupboard and two upvc double glazed windows to front aspect.

Bedroom Two 14'5" x 8'10" (4.39m x 2.69m)

Having ceiling light point, radiator and two upvc double glazed windows 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 and upvc double glazed window to side aspect.

Outside

The front of the property having two allocated parking spaces with gate allowing access to the enclosed rear garden. This having a paved patio, decked seating area, artificial lawn with slate borders and shed (with power). Outside tap.

Agents Notes

This is a shared ownership property.

A share of 40% is available to purchase for £77,000

We have been advised by the current vendor that the monthly rental payment is approximately £372.82 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 Note

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.

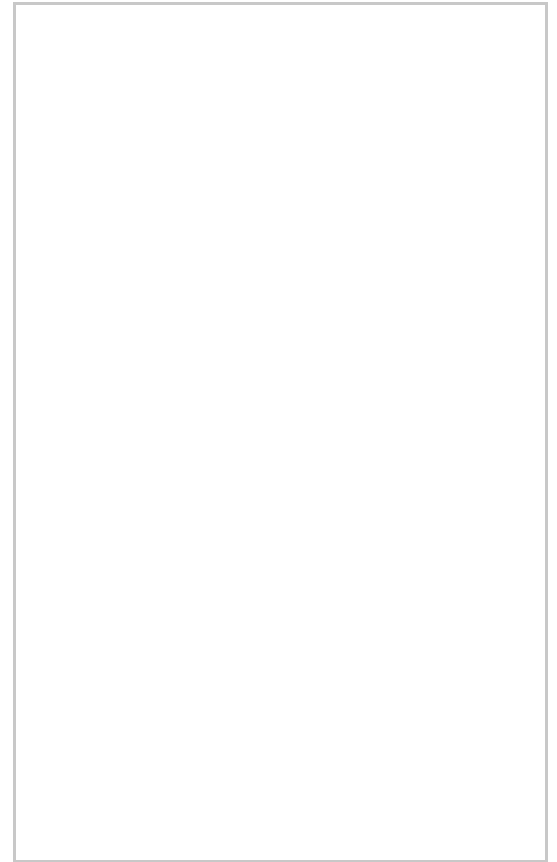
Money Laundering;

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

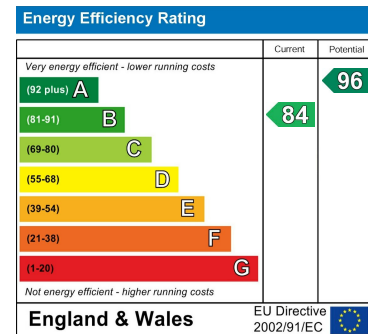
Area Map



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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

