



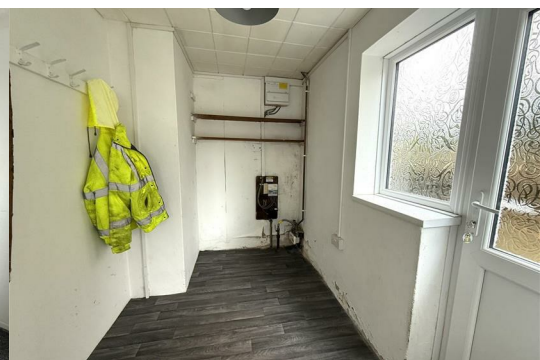
4 Uplands Green

, Rugeley, WS15 1NB

£120,000



" CASH BUYERS ONLY" Chase Owl are pleased to market this three bedroom home situated in a quiet cul de sac location. Being offered with NO UPWARD CHAIN, CASH BUYERS ONLY due to RED ASH and a good investment. Having Entrance Hallway, Lounge, Fitted Kitchen and Utility Room. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiators and stairs to First Floor Landing.

Lounge 19'8" x 9'8" (5.99m x 2.95m)

Having a tiled fireplace with open grate and tiled hearth. Two ceiling light points, radiators and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 9'10" x 9'3" (3.00m x 2.82m)

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. Ceiling light point and upvc double glazed window to rear aspect. Door to Utility.

Utility Area 9'5" x 6'1" (2.87m x 1.85m)

Having ceiling light point, under stairs storage cupboard and upvc double glazed window and door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

Bedroom One 13'6" x 9'9" (4.11m x 2.97m)

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

Bedroom Two 12'5" x 5'10" (3.78m x 1.78m)

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

Bedroom Three 10'7" x 6'1" (3.23m x 1.85m)

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

Bathroom

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

Outside

The front of the property having a walled fore garden laid to lawn with pathway to front entrance door and a gate allowing access to the enclosed rear garden. This again being mainly laid to lawn with shed, greenhouse and paved patio.

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.

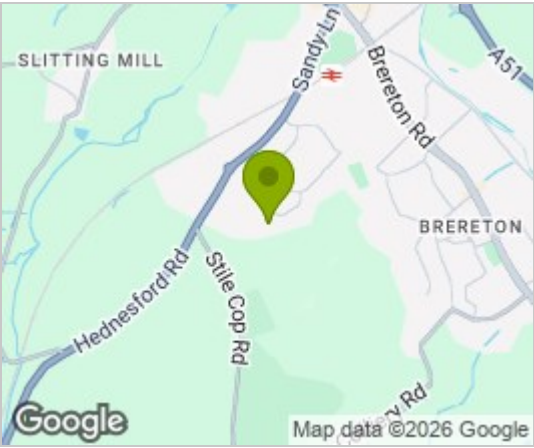
Fixtures and Fittings:

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.

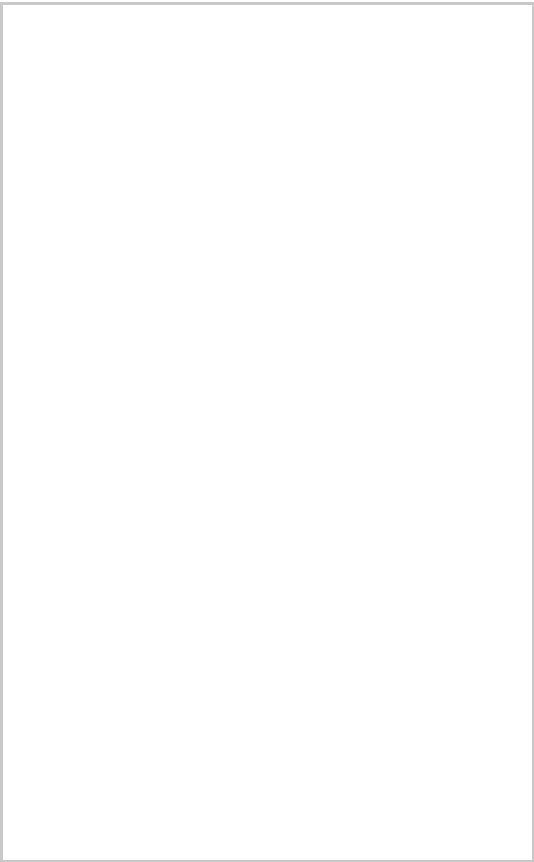
Money Laundering;

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

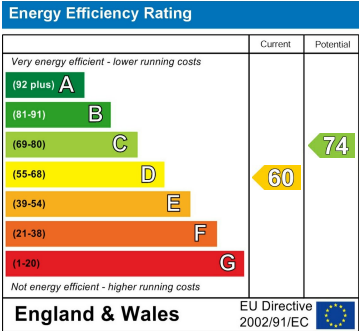
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

