



52 Lion Street

, Rugeley, WS15 2AJ

£199,995



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Lounge

14'2" x 12'1" (4.32m x 3.68m)

Approached from composite front entrance door and having a feature fire surround with inset fire on hearth. Ceiling light point, coving, decorative dado rail, radiator, wooden flooring and upvc double glazed window to front aspect.

Breakfast Kitchen

13'1" x 13'2" (3.99m x 4.01m)

Being fitted with range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric cooker with gas hob and extractor over. Space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, built in storage cupboards, tiled flooring and upvc double glazed window to rear aspect. Doors to Inner Lobby and Cellar. Stairs leading to First Floor Landing.

Cellar

11'2" x 13'3" (3.40m x 4.04m)

Accessed via stairs in Kitchen and having light, power, radiator and extractor fan.

Inner Lobby

Having ceiling light point, tiled flooring, work surface with built in useful storage and wall mounted combination boiler. Door to Shower Room and upvc double glazed door to Rear Garden.

Downstairs Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, tiled flooring, extractor fan and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Kitchen and having ceiling light point and loft access. Doors to Bedroom One and Two.

Bedroom One

11'9" x 10'8" (3.58m x 3.25m)

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

Bedroom Two

13'1" x 13'0" (3.99m x 3.96m)

Having built in wardrobes. Inset ceiling lights, coving, radiator and upvc double glazed window to rear aspect. Door to Bedroom Three.

Bedroom Three

11'8" x 6'6" (3.56m x 1.98m)

Having inset ceiling lights, radiator, coving, built in wardrobes and upvc double glazed window to front aspect.

Outside

Parking for the property is on road. The well maintained rear enclosed cottage garden is accessed via a shared gate and being a particular feature of the property. Having a paved patio area to a brick built Potting shed, lawns with established flower borders, shed, further seating area and outside tap.

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:

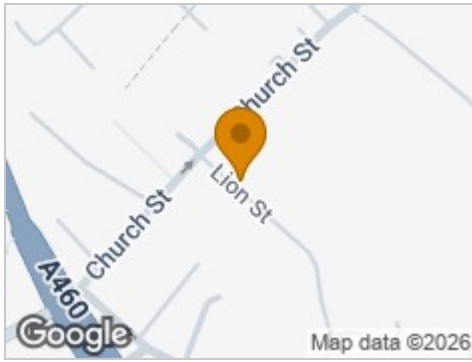
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



Road Map



Hybrid Map



Terrain Map



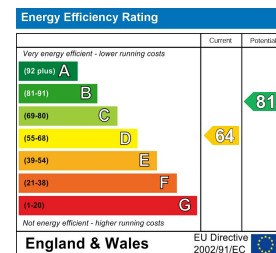
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.