

84 Lower Lodge Park Rugeley Road

Armitage, Rugeley, WS15 4AY

£150,000

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Chase Owl are pleased to market this well presented two bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and close to local transport links. Having Entrance Hallway, Lounge open plan to Fitted Kitchen, Two Bedrooms and Shower Room. Gardens to all aspects and Plentiful off road parking.







Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator, laminate flooring and useful storage cupboard.

Open plan Lounge 110" x 9'7" (33.53m x 2.92m)
Having wall mounted electric fire, inset lights, radiator and upvc double glazed window to front aspect. French doors to side elevation.

Fitted Kitchen 11'1" x 7'3" (3.38m x 2.21m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over, integrated fridge, freezer and washing machine. Inset ceiling lights, radiator, laminate flooring and extractor fan. Upvc double glazed windows to side aspects and being open plan to Lounge.

Bedroom One 9'2" x 7'9" (2.79m x 2.36m)
Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to side aspect. Door to Shower Room.

Bedroom Two 8'2" x 4'10" (2.49m x 1.47m)
Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to side aspect.

Shower Room
Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

Agents Note
The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.
There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view
There is a ground rent of £181.43 payable per month which includes water.

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.

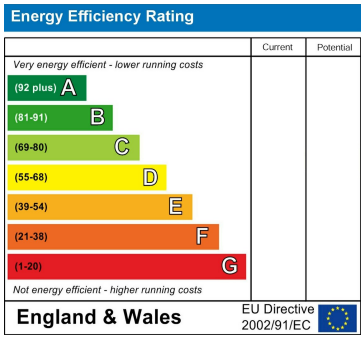
Area Map



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.

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