chase owl estates

# 155 Wolseley Road

, Rugeley, WS15 2QT

**£70,000**

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Chase Owl are pleased to market this one bedroom ground floor apartment. Being ideal for Investors or First Time Buyers, close to local amenities and available with NO UPWARD CHAIN. Having Communal Hallway, Entrance Hallway, Lounge, Fitted Kitchen, Bedroom and Bathroom. Communal Gardens, Parking and GARAGE.

### Communal Hallway
The property is in a communal block and is entered via a touch keypad.

### Reception Hallway
A hardwood front entrance door leading into Hallway and having two good sized storage cupboards, ceiling light point, electric storage heater, coving and intercom phone.

### Lounge 16'7" x 10'8" (5.05m x 3.25m)
Having an electric wall mounted heater, two ceiling light points, telephone and television points, upvc double glazed window to side aspect and upvc double glazed door giving access to the shared gardens.

### Fitted Kitchen 10'4" x 6'6" (3.15m x 1.98m)
Having a basic range of wall and base mounted units with work surfaces over, incorporating stainless steel sink unit with tiled splashback. Space with plumbing for washing machine, dryer, cooker point and fridge/freezer. Ceiling light point, quarry tiled floor and upvc double glazed window to side aspect.

### Bedroom 12'10" x 8'9" (3.91m x 2.67m)
Having ceiling light point, wall mounted electric heater and upvc double glazed window to side aspect.

### Bathroom
Having a panelled bath, vanity sink unit and w.c. Airing cupboard housing hot water tank, ceiling light point, extractor fan and part tiling to walls.

### Outside
The property has communal gardens,off road parking and GARAGE in seperate block.

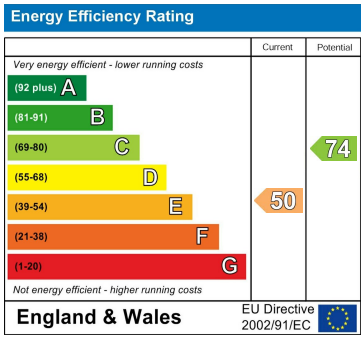
### Agents Notes
We are advised by the vendor that the property is LEASEHOLD. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You can also log on to www.landregisteronline.gov.uk
We are advised the property has 89 years remaining on the lease and Service Charge is £106.00 pcm payable to Midland Heart.

### 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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