



24 Coppice Road

, Rugeley, WS15 1LN

£135,000



" CASH BUYERS ONLY" Chase Owl are pleased to market this well presented three bedroom semi detached home. Being offered with NO UPWARD CHAIN, Ideal for Investors as ready to move in condition and a sought after development. Having Lounge, Open plan Breakfast Kitchen, Utility and Guest Cloakroom. First Floor Landing to Three Bedroom and Shower Room. Gardens to front and rear.



Lounge 16'7" x 10'8" (5.05m x 3.25m)

Approached from upvc double glazed front entrance door. Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, two radiators and upvc double glazed window to front aspect. Stairs to First Floor Landing and door to Kitchen.

Open Plan Breakfast Kitchen 21'4" x 10'2" (6.50m x 3.10m)

KITCHEN; Being fitted with a 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 oven with hob and extractor over. Ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect. Door to Utility Room.

DINING AREA; Having feature fireplace with inset electric fire. Ceiling light point, radiator and upvc double glazed sliding patio door to Rear Garden.

Utility Room 8'5" x 5'8" (2.57m x 1.73m)

Having ceiling light point, space for appliances and upvc double glazed window to side aspect. Upvc door to side elevation.

Guest Cloakroom

Comprising w.c. Ceiling light point, half tiled walls and upvc double glazed window to side aspect.

First Floor Landing

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

Bedroom One 13'4" x 10'7" (4.06m x 3.23m)

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

Bedroom Two 12'7" x 8'10" (3.84m x 2.69m)

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

Bedroom Three 8'7" x 7'9" (2.62m x 2.36m)

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

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, radiator, tiled flooring, half tiling to walls and upvc double glazed window to front aspect.

Outside

The front of the property having paved pathway to lawned fore garden with borders. A gate allows access into the enclosed rear garden with paved patio, shed and lawn with borders. A second gate leading to further lawn, good sized shed/storage and outside tap.

Agents Note

The property has a red ash level 3 certificate so is CASH BUYERS only.

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.

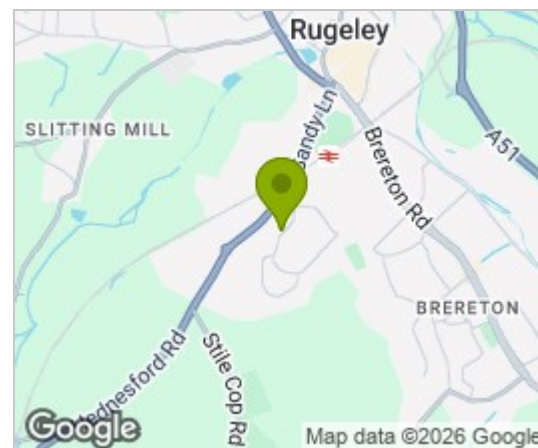
Fixtures and Fittings:

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.

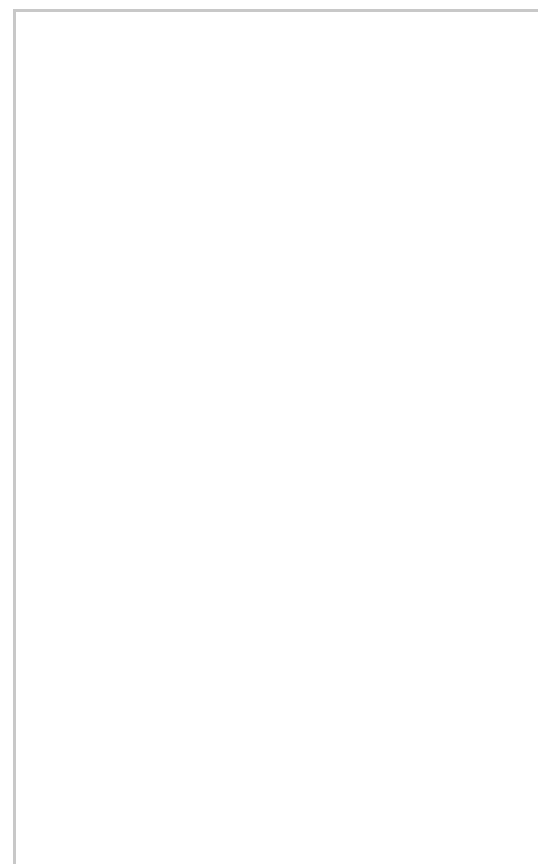
Money Laundering;

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

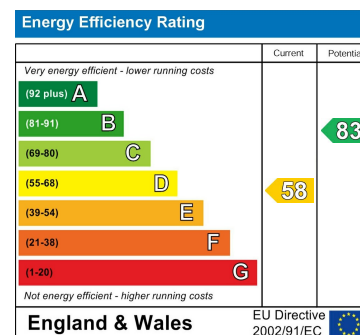
Area Map



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

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