

39 Station Road

, Rugeley, WS15 2HE

Offers over £160,000

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Chase Owl are pleased to market this well presented two bedroom mid terraced traditional property. Being offered with NO UPWARD CHAIN, ideal for first time buyers as ready to move in condition and within walking distance of transport links and amenities. Having Lounge, Breakfast Kitchen, Inner Lobby and Downstairs Bathroom. Landing to Two Bedrooms. Good sized enclosed Garden to rear and with OFF PARKING TO REAR.







Lounge 12'7" x 11'6" (3.84m x 3.51m)
Approached from upvc double glazed front entrance door and having ceiling light point, radiator and upvc double glazed window to front aspect.

Fitted Breakfast Kitchen 14'11" x 12'8" (4.55m x 3.86m)
Being fitted with a range of wall and base mounted units with work surface over, incorporating inset steel bowl sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor hood over and space with plumbing for washing machine. Inset ceiling lights, radiator, tiled flooring, useful under stairs storage cupboard and upvc double glazed window to rear aspect. Door to Inner Lobby and stairs leading to First Floor Landing.

Inner Lobby
Having ceiling light point, tiled flooring and upvc double glazed door to Rear garden.

Downstairs Bathroom
Comprising panelled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, tiled flooring, airing cupboard and upvc double glazed window to side aspect.

First Floor Landing
Approached from stairs in Kitchen and having ceiling light point and doors to Two Bedrooms.

Bedroom One 12'8" x 11'6" (3.86m x 3.51m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 12'9" x 11'6" (3.89m x 3.51m)
Having ceiling light point, radiator, built in wardrobe with attic access, cupboard housing combination boiler and upvc double glazed window to rear aspect.

Outside
The property has PARKING TO THE REAR and is available from the end of the terraced row, access road to NO 33. The enclosed rear garden is accessed via gate to the rear of the property and being mainly laid to lawn with gravelled borders.

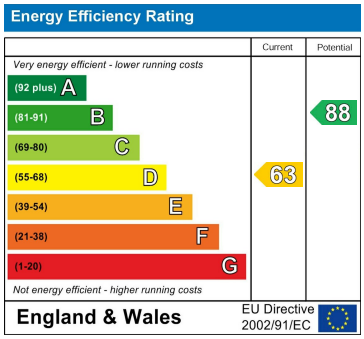
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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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