



**£249,950**

**Sheep Fair, Rugeley, WS15 2AT**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**  
5 Horsefair, Rugeley, Staffs WS15 2EJ  
[southwellssales@gmail.com](mailto:southwellssales@gmail.com) | 01889582137  
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells bring to the market this ideal investment opportunity. Consisting of 3, one bedroom apartments, this character property is based in the town centre of Rugeley overlooking Elmore park. Along with a gated courtyard/parking the property provides the following accommodation:

### **Flat 1- Ground floor**

Private side entrance into porch and hallway. With tiled flooring, light fittings to ceiling and wooden doors off to lounge and kitchen. Gas radiator to wall.

Lounge: 14'05" (4.41m) X 12'07" (3.88m)

Twin aspect front and side facing double glazed window. Laminate flooring. Light fitting to ceiling. 2 radiators.

Kitchen: 14'01" (4.30m) X 6'06" (1.99m)

Rear facing single glazed window. Wooden barn style doors to courtyard. Tiled flooring. Range of wall and base units. Integrated gas oven and hob. Cream resin sink and drainer with mixer tap. Door off to boarded up cellar now acting as a storage cupboard. Door off to bedroom.

Bedroom: 11'08" (3.56m) X 9'00" (2.74m)

Front facing double glazed window. Laminate flooring. Light fitting to ceiling. Radiator. Wooden folding doors into bathroom.

Bathroom: 9'07" (2.92m) X 3'08" (1.12m)

Side facing opaque single glazed window. Tiled flooring and part tiled walls. White panel bath with electric shower over and glass shower screen. White sink and low level toilet. Light fitting to ceiling. Radiator. Storage cupboard.

### Courtyard to rear

Slabbed courtyard with access to the front with double gates so the area can be used for parking. 2 Outhouses now used for storage.

### **Flat 2 & 3**

Shared entrance to the front of the building. Flat 2 is currently tenanted. Similar layout and amenities as flat 1.

### **Flat 3**

Top floor flat with wooden door into lounge and kitchen area.

Lounge and kitchen area: 17'10" (5.45m) X 12'10" (3.93m)

Twin aspect double glazed windows. Carpeted flooring to lounge. Vinyl flooring to kitchen area. Light fitting to ceiling. Electric heater to wall. Range of wall and base units with stainless steel sink and drainer. Electric cooker. Door off to bedroom.

Bedroom: 12'00" (3.68m) X 10'06" (3.20m)

Front facing double glazed window. Carpeted flooring. Light fitting to ceiling. Electric heater to wall. Water heater. Built in wardrobes. Door to shower room.

### Shower room

Side facing opaque single glazed window. Tiled flooring. Light fitting to ceiling. Heater to wall. Walk in shower cubicle with electric shower. White sink and low level toilet.

EPC Rating: TBC

Council Tax Band: A

Tenure: Freehold

Viewings: Strictly through Southwells 01889-582137 southwellssales@gmail.com

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