

Asking Price £129,950

Jayman
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Estate Agents



Upper Lodge Road

Rugeley, WS15 4AS

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Jayman offer for sale this well presented spacious two bedroom maisonette on Upper Lodge Road, Armitage.

Making an ideal first time purchase or downsize from larger home, this property has two double bedrooms, a modern fitted breakfast kitchen, bathroom and spacious lounge / living area.

With a useful large store room downstairs with further store cupboards on the first floor.

Approach

With a pleasant garden area to the fore the front door opens to a downstairs greeting area with large storage room to the side and stairs leading to the first floor accommodation. The property benefits from double glazing and gas central heating throughout.

Landing

With doors leading to;

Kitchen 7'1" x 11'7" (2.17 x 3.55)

Modern fitted kitchen with a range of storage cupboards, sink and drainer, cooker with hob and extractor above and plumbing for white goods (included in the sale).

There is space for a table and chairs and window to the fore.

Bathroom 7'9" x 4'11" (2.37 x 1.52)

With suite comprising of bath with shower above, wash hand basin, wc and window to fore.

Bedroom 2 10'5" x 11'3" (3.19 x 3.43)

Spacious double bedroom with large window to fore.

Bedroom 1 12'6" x 10'5" (3.83 x 3.18)

Spacious double bedroom with a range of built in wardrobes and window to the rear.

Living Room 16'3" x 11'9" (4.97 x 3.60)

Great sized living room with feature fireplace, useful storage cupboard and two large windows to the rear.

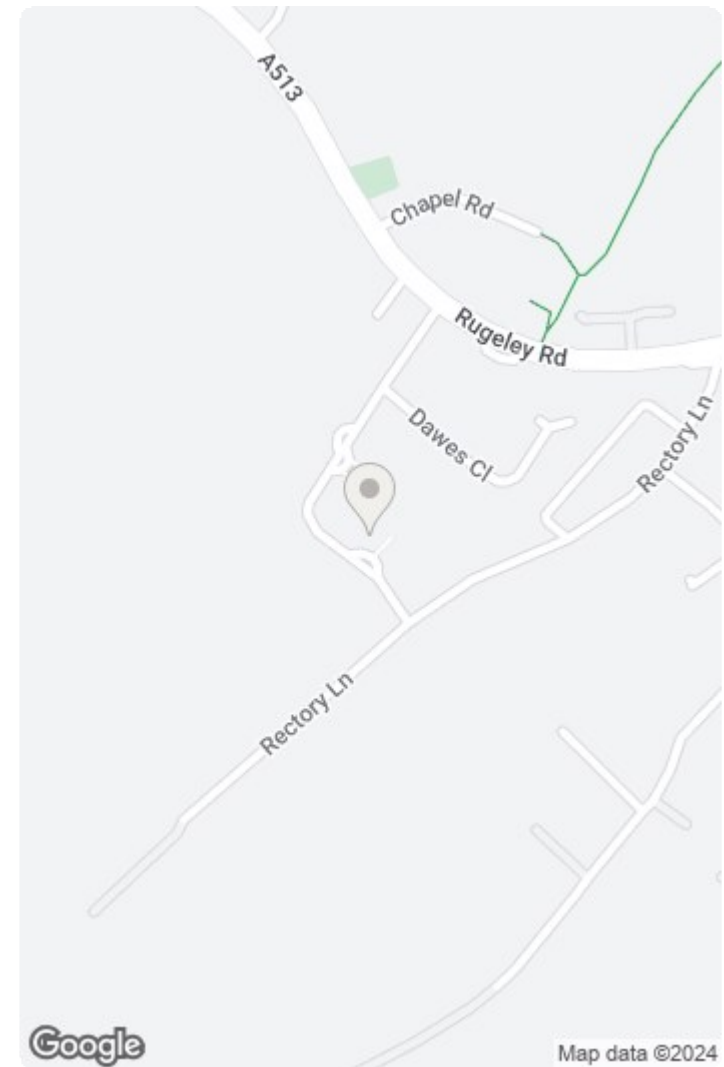
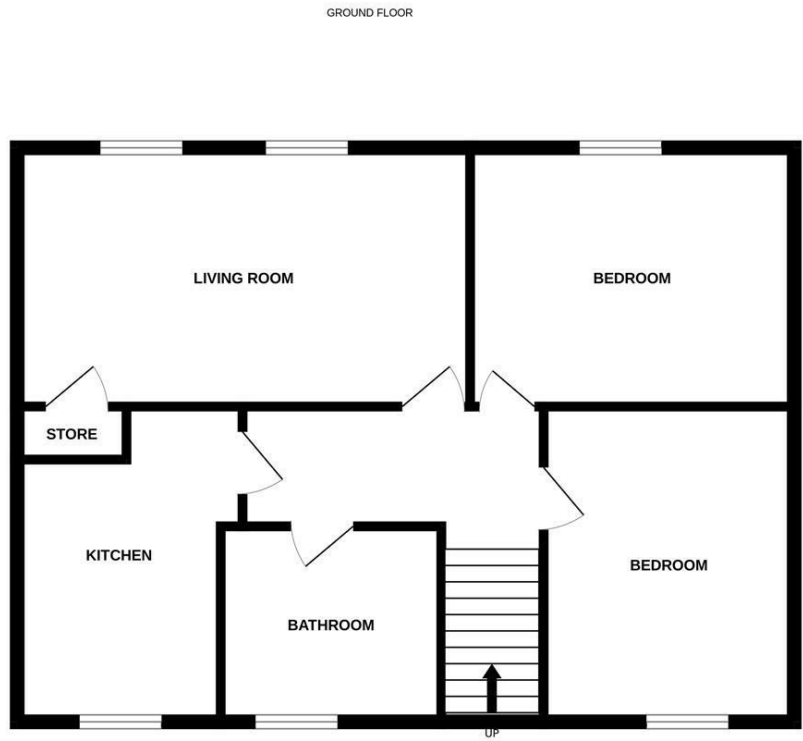
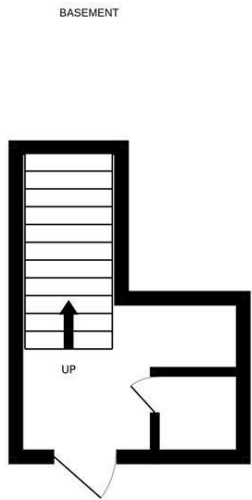
Parking

The property current benefits from a lease of a garage from Bromford for £50 per month. Although not confirmed at this stage, we are expecting confirmation that the buyer will also be able to take over this lease.

There is on road parking available on the road.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
101-120 A			101-120 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0 G			0 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

