



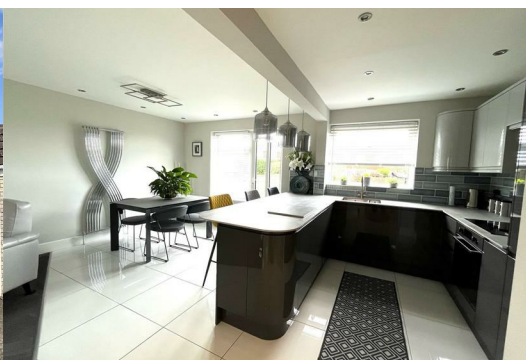
75 Lodge Road

Brereton, Rugeley, WS15 1HR

£245,000



Chase Owl are pleased to market this beautifully presented three bedroom semi detached home. Being renovated to a high standard throughout and being ideal for First Time Buyers or a young family as close to local amenities and good sized Garden to rear. Having Entrance Hallway, Open plan Breakfast Kitchen to Lounge. First Floor Landing to Three Bedrooms and Shower Room. Garden and Driveway to Front and Good sized Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, porcelain tiled flooring, concealed storage under the stairs and open plan to Breakfast Kitchen. Stairs with glass balustrade leading to First Floor Landing.

Open Plan Breakfast Kitchen

Being fitted with a range of high gloss wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with halogen hob and extractor hood over. Integrated washing machine and fridge freezer, inset ceiling lights, porcelain tiled flooring, breakfast bar seating area with over head lighting and upvc double glazed window to rear aspect.

Open Plan Dining Room

Having ceiling light points, designer radiator, porcelain tiled flooring and upvc double glazed window and door to rear aspect.

Lounge

Having marble feature fire place with inset electric fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard, loft access with ladder housing the combination boiler and upvc double glazed window to side aspect.

Bedroom One 12'2" x 9'9" (3.71m x 2.97m)

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

Bedroom Two 10'11" x 10'5" (3.33m x 3.18m)

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

Bedroom Three 8'8" x 8'4" (2.64m x 2.54m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Refitted Shower Room

Comprising walk in shower unit with screen, vanity hand wash basin with closet w.c. Ceiling light point, tiling to walls and flooring, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with borders and driveway providing parking for several vehicles. Gates leading to the good sized enclosed rear garden being mainly laid to lawn with patio area, shed and outside tap.

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.

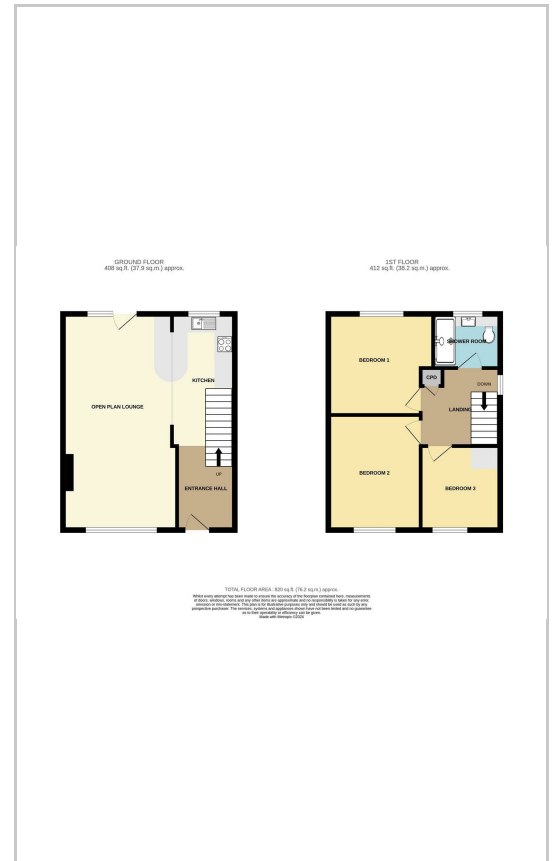
Money Laundering;

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

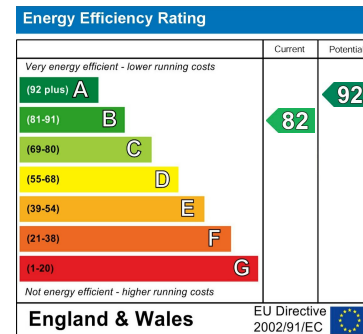
Area Map



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.

