



74A Lower Lodge Rugeley Road

Armitage, Rugeley, WS15 4AY

Offers in the region of £140,000



Chase Owl are pleased to market this two bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and being OFFERED WITH NO UPWARD CHAIN. Having Entrance Hallway, Dining Room, Lounge, Fitted Kitchen. Master Bedroom with En Suite Shower Room, Further Bedroom and Bathroom. Gardens to all aspects and Off road parking.



Entrance Hallway

Approached from upvc front entrance door and having two ceiling light points, coving, loft access, laminate flooring and radiator.

Fitted Kitchen 9'5" x 9'2" (2.87m x 2.79m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor over, space with plumbing for washing machine and further appliance space. Wall mounted combination boiler, ceiling light point, radiator, coving, tiled flooring and upvc double glazed window to rear aspect. Upvc door to rear elevation leading to steps and Garden.

Lounge 19'5" x 11'0" (5.92m x 3.35m)

Having wooden feature fire surround with electric fire on hearth. Two ceiling light points, coving, radiators and upvc double glazed windows to side aspect.

Dining Room 9'8" x 7'0" (2.95m x 2.13m)

Having ceiling light point, coving, laminate flooring and upvc double glazed window to front aspect. Archway to Lounge and Door leading to Kitchen.

Master Bedroom 9'9" x 9'7" (2.97m x 2.92m)

Having built in wardrobes and drawers. Ceiling light point, radiator, coving and upvc double glazed window to rear aspect. Door to Shower Room.

En Suite Shower Room

Having walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan, coving and upvc double glazed window to side aspect.

Bedroom Two 9'5" x 7'8" (2.87m x 2.34m)

Having ceiling light point, radiator, built in wardrobes, coving and upvc double glazed window to side aspect.

Bathroom

Comprising paneled bath, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan, tiled flooring and upvc double glazed window to front aspect.

Outside

The property having off road parking for one vehicle. A paved pathway leads around the home with two sets of steps to the entrance doors. Lawn with borders also leads around the home. Gas tank to the rear of the property.

Agents Note

The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.

There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view

There is a ground rent of £177.70 payable per month which includes water.

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.

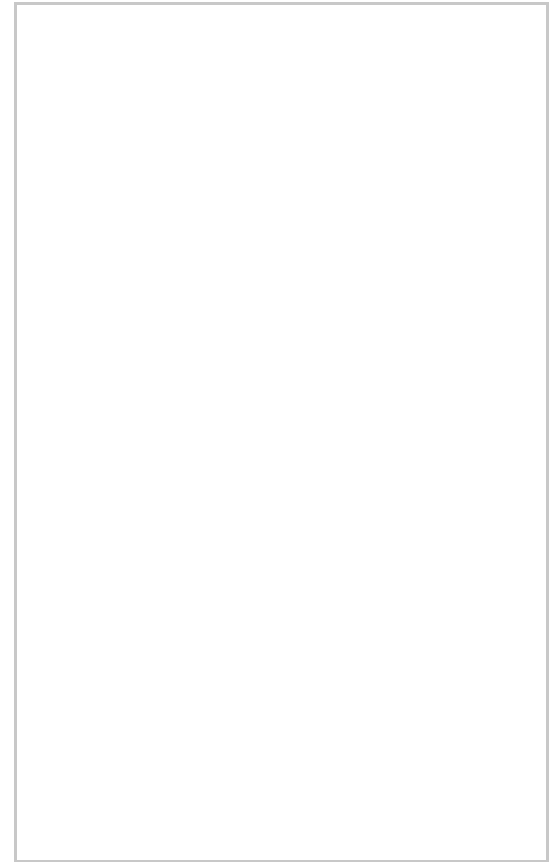
Money Laundering;

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

