



6 Wharf Road

Brereton, Rugeley, WS15 1BL

£170,000



Chase Owl are pleased to market this spacious traditional two bedroom townhouse. Being ideal for First Time Buyers as walking distance to transport links, local amenities and available with off road parking. Having Dining Room, Lounge, Fitted Kitchen, Utility and Downstairs Cloakroom. First Floor Landing to Two Bedrooms and Spacious Bathroom. Enclosed Garden to rear and Allocated Parking for two cars.



Dining Room 13'4" x 10'1" (4.06m x 3.07m)

Approached from composite front entrance door and having ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to front aspect. Door to Inner Lobby with useful under stairs storage cupboard and laminate flooring.

Lounge 13'4" x 11'1" (4.06m x 3.38m)

Having a wooden feature fire surround with inset gas fire on hearth. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing and door to Fitted Kitchen.

Fitted Kitchen 9'11" x 7'4" (3.02m x 2.24m)

Being fitted with a range of white gloss wall and base mounted units with quartz work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. built in electric oven, microwave and induction hob. Ceiling light point, tiled flooring, radiator and upvc double glazed window to side aspect. Upvc double glazed door to side elevation. Leads into Utility.

Utility Room

Having work surface with appliance spaces below. Inset ceiling lights, radiator, laminate flooring and upvc double glazed window to side aspect.

Downstairs Cloakroom

Comprising w.c and vanity hand wash basin. Inset lights, laminate flooring and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Lounge and having light points, radiator and loft access with ladder and being part boarded.

Bedroom One 13'9" x 10'0" (4.19m x 3.05m)

Having inset ceiling lights, useful cupboard, radiator and upvc double glazed window to front aspect.

Bedroom Two 11'02" x 10'1" (3.40m x 3.07m)

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

Bathroom

Comprising shaped bath with shower over and screen, w.c and vanity hand wash basin. Inset ceiling lights, part tiling to walls, tiled flooring, wall mounted combination boiler, heated towel rail, under floor heating and upvc double glazed window to rear aspect.

Outside

The rear of the property having an enclosed garden accessed via a gate from the car park. Having paved patio leading to a seating area, outside tap and storage. A communal car park having two allocated spaces.

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.

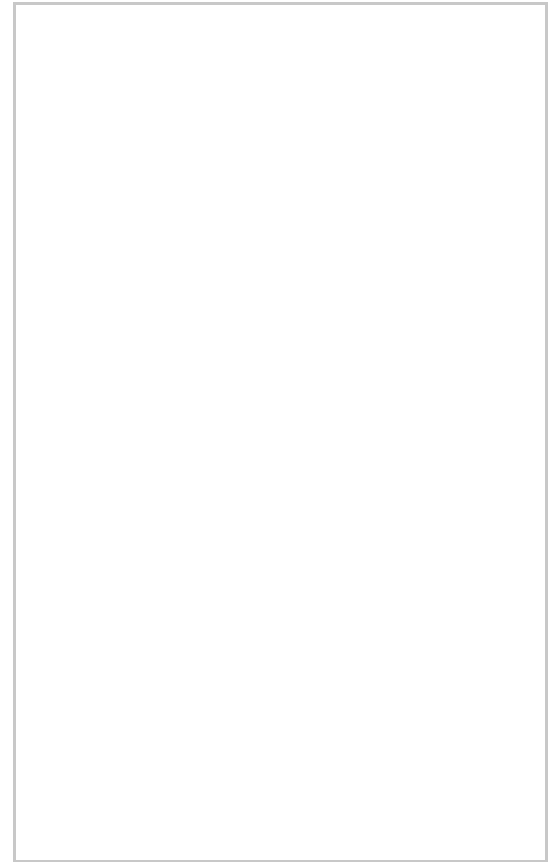
Money Laundering;

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

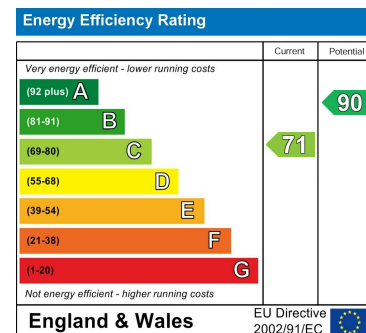
Area Map



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.

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