



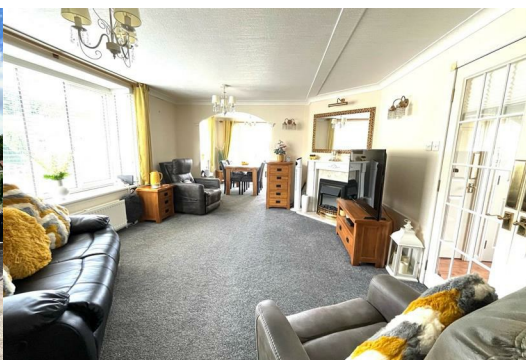
31 Lower Lodge Park, Rugeley Road

Armitage, Rugeley, WS15 4AX

Offers in the region of £190,000



Chase Owl are pleased to market this well presented two bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and having spacious accommodation throughout. Having Entrance Hallway, Dining Room, Lounge, Fitted Kitchen. Inner Lobby to Master Bedroom with Shower Room, Further Bedroom and Bathroom. Enclosed Garden to rear and Off road parking.



Entrance Hallway

Approached from composite front entrance doors and having ceiling light point, radiator, useful double storage cupboard with shelving, laminate flooring and having doors to Breakfast Kitchen and Lounge.

Lounge 15'9" x 12'9" (4.80m x 3.89m)

Having wooden feature fire surround with electric fire on hearth. Two ceiling light points, coving, radiator and upvc double glazed window to rear aspect. Open plan to Dining Room and door leading to Inner Hallway to Bedrooms.

Dining Room 9'8" x 9'3" (2.95m x 2.82m)

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect. French upvc doors leading to the paved steps leading to outside patio.

Breakfast Kitchen 16'2" x 10'0" (4.93m x 3.05m)

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in double electric ovens, gas hob with extractor hood over, integrated dish washer, washing machine and fridge/ freezer. Inset ceiling lights, coving, radiator and upvc double glazed window to front aspect.

Inner Hallway

Approached from door in Lounge and having airing cupboard housing boiler, ceiling light point and loft access.

Master Bedroom 14'3" x 9'5" (4.34m x 2.87m)

Being fitted with a comprehensive range of bedroom furniture. Ceiling light point, coving, radiator and upvc double glazed windows to side and rear aspects. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, extractor fan, heated towel rail, tiling to walls, coving and upvc double glazed window to rear aspect.

Bedroom Two 14'4" x 9'4" (4.37m x 2.84m)

Again fitted with a full range of bedroom furniture. Ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Bathroom

Comprising corner bath with mixer tap, w.c and vanity hand wash basin with built in storage below. Ceiling light point, radiator, extractor fan, coving and upvc double glazed window to front aspect.

Outside

The property having parking to side and steps leading up to front entrance door. Pathway leading to the rear garden being mainly laid to patio for low maintenance. Outside tap and shed.

Agents Note

GROUND RENT; £177.70 per month (includes water) approx. The property is supplied with Gas via calor gas bottles.

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.

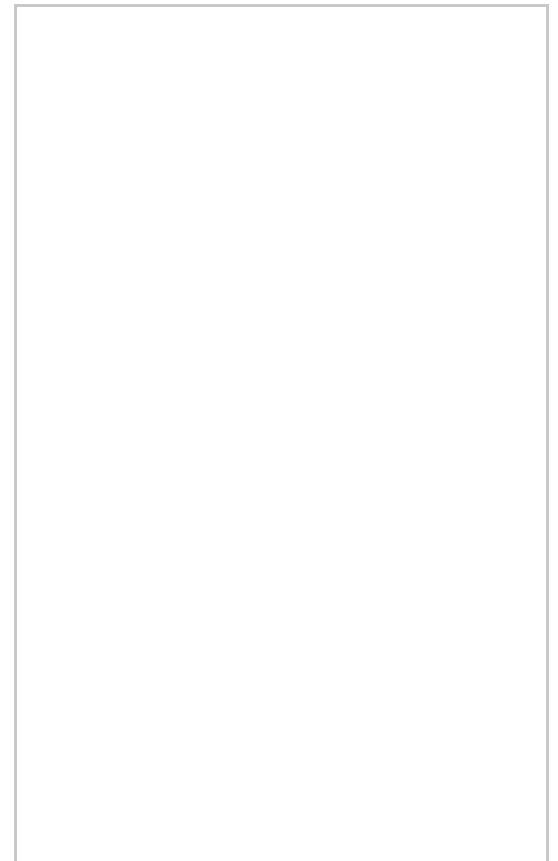
Money Laundering;

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 firm's 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

