



## 153 Lower Lodge, Rugeley Road

Armitage, Rugeley, WS15 4BF

**£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. Being offered with NO UPWARD CHAIN. Having Entrance Hallway, Dining Room, Lounge, Fitted Kitchen. Inner Lobby to Master Bedroom with Shower Room, Further Bedroom and Shower Room. Enclosed Garden to rear with access to Woodland and Off road parking.





### Entrance Hallway

Approached from upvc double glazed front entrance door with side screens and having ceiling light point, radiator, coving and doors to Dining Room and Inner Hallway.

### Dining Room 9'9" x 8'2" (2.97m x 2.49m)

Having ceiling light point, coving, radiator and upvc double glazed window to front aspect. Archway to Lounge and door to Fitted Kitchen.

### Lounge 19'5" x 11'4" (5.92m x 3.45m)

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

### Fitted Kitchen 12'5" x 9'8" (3.78m x 2.95m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in double electric oven, gas hob with extractor hood over, space with plumbing for dishwasher, further appliance space and under cupboard lighting. Inset ceiling lights, coving, radiator, laminate flooring, cupboard housing combination boiler and upvc double glazed window to rear aspect. Upvc door to steps to parking.

### Inner Hallway

Having ceiling light point, loft access and airing cupboard with shelving, plumbing for washing machine and space for tumble dryer.

### Master Bedroom 12'3" x 9'7" (3.73m x 2.92m)

Having a range of built in wardrobes with mirror sliding doors. Ceiling light/fan, radiator, coving and upvc double glazed window to rear aspect. Door to En Suite.

### En Suite Shower Room

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

### Bedroom Two 9'6" x 8'9" (2.90m x 2.67m)

Having a range of fitted bedroom furniture. Ceiling light/fan, radiator, coving and upvc double glazed window to front aspect.

### Shower Room

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

### Outside

The property is situated to the top of the Park, backing onto Woodland. Having off road parking with further parking available to the front of the Lodge. Having pathway leading to steps on front and rear of the Lodge and this then wrapping around to the rear private Garden being mainly laid to patio, with borders, storage shed and outside tap. Steps provide access to the Woodland.

### Agents Note

GROUND RENT; £177.70 per month (includes water) approx. The property is supplied with LPG Gas.

### 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.

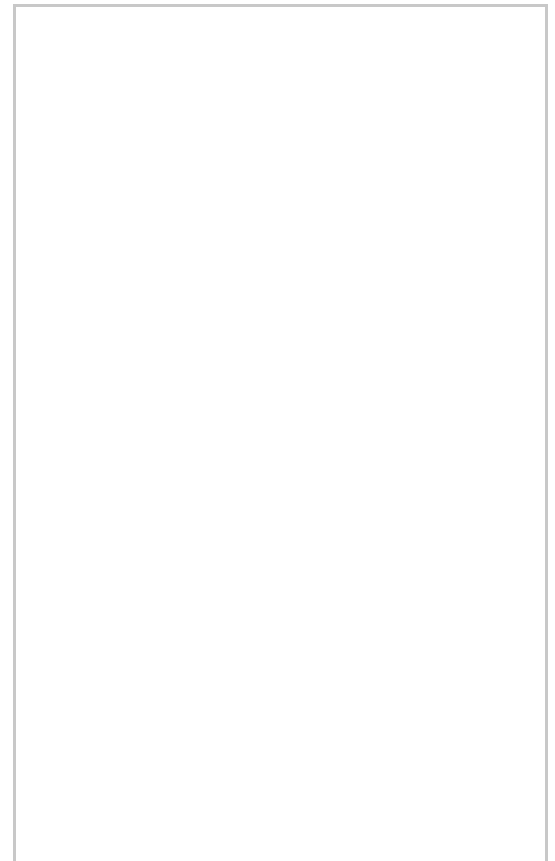
### Money Laundering:

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.

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