



49 Lichfield Street

, Rugeley, WS15 2EH

Offers in the region of £215,000



" MUST BE VIEWED TO APPRECIATE" Chase Owl are pleased to market this well presented three bedroom traditional semi detached property. Being close to local amenities, transport links and ideal for First Time Buyers. Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Three Bedrooms and Shower Room. Courtyard Garden to rear and GARAGE for off road parking.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Doors to Lounge and Breakfast Kitchen.

Lounge 14'3" x 14'4" (4.34m x 4.37m)

Having inset fireplace with multi fuel burner on tiled grate with wooden mantle over. Ceiling light point, radiator and upvc double glazed window to front aspect.

Breakfast Kitchen 14'0" x 10'0" (4.27m x 3.05m)

Being fitted with a range of grey wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash. Built in electric oven, induction hob with extractor hood over and integrated microwave. Space with plumbing for washing machine and further appliance space. Breakfast Bar seating area, under stairs storage cupboard and a walk cupboard provides space for Fridge/Freezer. Inset ceiling lights, tiled flooring with under floor heating, radiator and upvc double glazed window to rear aspect. Wooden stable door allows access to the Garage.

First Floor Landing

Approached from stairs in Hallway and having a Gallery Landing with two ceiling light points, radiator and upvc double glazed window to front aspect.

Bedroom One 14'5" x 14'0" (4.39m x 4.27m)

Having ceiling light point, radiator, feature cast iron fire surround, two wall lights and upvc double glazed window to side aspect.

Bedroom Two 10'0" x 9'7" (3.05m x 2.92m)

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

Bedroom Three 8'9" x 8'3" (2.67m x 2.51m)

Having ceiling light point, radiator, large walk in cupboard and upvc double glazed window to front aspect.

Shower Room

Comprising double walk in shower unit, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls, extractor fan, tiled flooring with under floor heating and upvc double glazed window to rear aspect.

Outside

The front of the property having a small slate fore garden with shrubs. A shared driveway leads to Garage with roller shutter door for secure parking and having light, power, housing the combination boiler and upvc double glazed window overlooking the Courtyard Garden. Upvc door for access.

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.

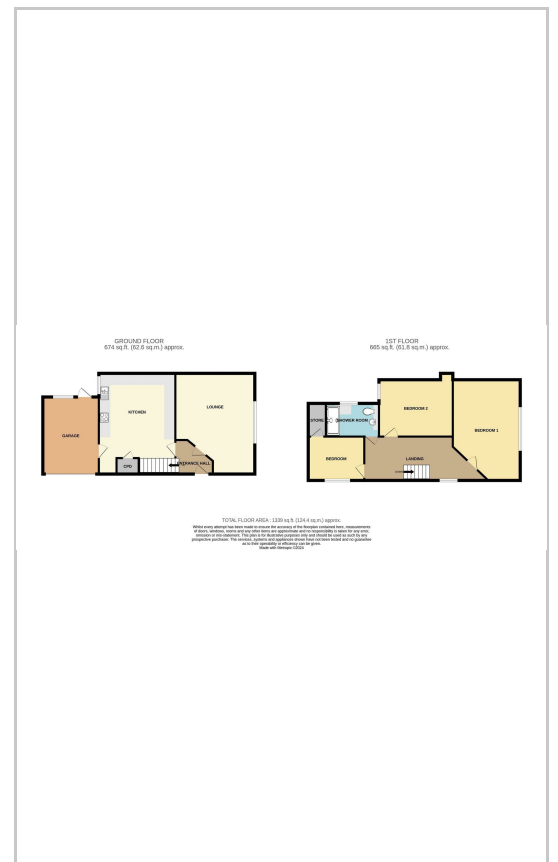
Money Laundering;

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

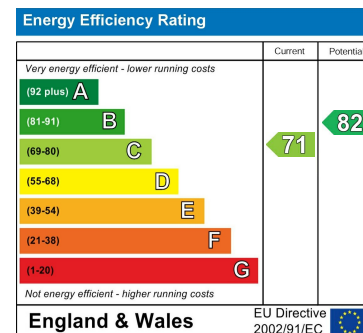
Area Map



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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