



143 Lower Lodge Park Rugeley Road

Armitage, Rugeley, WS15 4BF

£175,000



Chase Owl are pleased to market this well presented one Bedroom mobile home (previously two Bedroom) 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. Entrance Porch, Lounge, Dining room, Kitchen, Utility, Inner Hallway to Bedroom with Dressing Area and Shower Room. Off road Parking and Gardens wrapping around the Lodge.



Entrance Porch

Approached from front entrance door and having inset lights, laminate flooring and further door to Lounge.

Lounge 19'2" x 11'6" (5.84m x 3.51m)

Having two ceiling light points, radiators, feature wall mounted electric fire, laminate flooring and upvc double glazed windows to front and side aspects. Upvc double glazed French doors leading to side Garden. Air conditioning unit. Leading into Dining Room.

Dining Room 10'2" x 7'3" (3.10m x 2.21m)

Having ceiling light point, radiator, laminate flooring, useful storage cupboard housing boiler with shelving and upvc double glazed window to side aspect.

Inner Hallway

Having ceiling light point, laminate flooring and doors to Shower Room, Bedroom and Kitchen.

Fitted Kitchen 10'2" x 9'7" (3.10m x 2.92m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Double built in oven, gas hob with extractor hood over, useful pantry cupboard and under lighting. Inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. Upvc door to Utility Room.

Utility Room 12'0" x 5'10" (3.66m x 1.78m)

Having work surface with appliance spaces below. Ceiling light point, tiled flooring, radiator and upvc double glazed windows to front and side aspects. Upvc door leading to Garden.

Bedroom 17'0" x 9'3" (5.18m x 2.82m)

(formally two bedrooms) Having ceiling lights, radiators, a range of fitted wardrobes and two upvc double glazed windows to rear aspect.

Refitted Shower Room

Comprising walk in corner shower cubicle with rain head shower and jets, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail and upvc double glazed window to side aspect.

Outside

The front of the property has a block paved area providing parking for two vehicles. A wrought iron gate allowing access to the wrap around Garden with patio seating areas, fish pond, a decked seating area with built in seating, Bar, several other storage sheds, outdoor tap and lighting.

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.

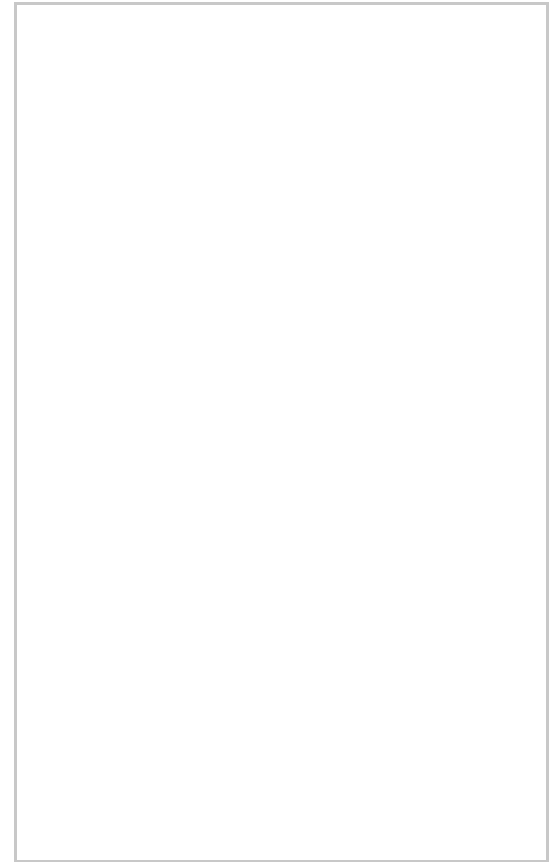
Money Laundering;

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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