



50 Sandy Lane

, Rugeley, WS15 2LF

£170,000



"CASH BUYERS ONLY" Chase Owl are pleased to market this traditional three bedroom semi detached property. Ideal for Investors, in NEED OF UPGARDE and being sold with NO UPWARD CHAIN. Having Entrance Hallway, Guest Cloakroom, Lounge, Dining Room, Fitted Kitchen and Utility. First Floor Landing to Three Bedrooms and Bathroom. Plentiful Parking and Good sized Garden to Rear with DETACHED GARAGE.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, parquet flooring and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, part tiling to walls, tiled flooring and upvc double glazed window to front aspect.

Lounge 10'11" x 9'11" (3.33m x 3.02m)

Having inset lights, radiator, parquet flooring, wall lights, picture rail and upvc double glazed window to front aspect.

Dining Room 13'5" x 10'11" (4.09m x 3.33m)

Having wall lights, radiator, parquet flooring, picture rail and upvc double glazed French doors to Rear Garden. Door to Kitchen.

Fitted Kitchen 12'4" x 7'3" (3.76m x 2.21m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor over. Two ceiling light points, wall heater, and upvc double glazed windows to side and rear aspects. Upvc door to side elevation.

Utility Room 5'11" x 4'5" (1.80m x 1.35m)

Having wall units and work surface with appliance spaces below. Wall mounted boiler, ceiling light point and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having wall light, loft access and upvc double glazed window to front aspect.

Bedroom One 10'11" x 9'11" (3.33m x 3.02m)

Having inset ceiling lights, radiator, picture rail and upvc double glazed window to front aspect.

Bedroom Two 13'5" x 10'11" (4.09m x 3.33m)

Having inset ceiling lights, radiator, picture rail and upvc double glazed window to rear aspect.

Bedroom Three 12'4" x 7'4" (3.76m x 2.24m)

Having inset ceiling lights, radiator, picture rail and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Light points, heated towel rail, tiling to walls and flooring and upvc double glazed window to front aspect.

Outside

The fore garden being gravelled for low maintenance. A paved driveway providing parking which continues through the wooden gates to the rear. The good sized Enclosed Rear Garden is mainly laid to lawn with paved patio and outside tap. DETACHED GARAGE with roller shutter door with light and power.

Agents Note

The property can only be sold to CASH PURCHASERS due to the foam insulation in the roof space.

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.

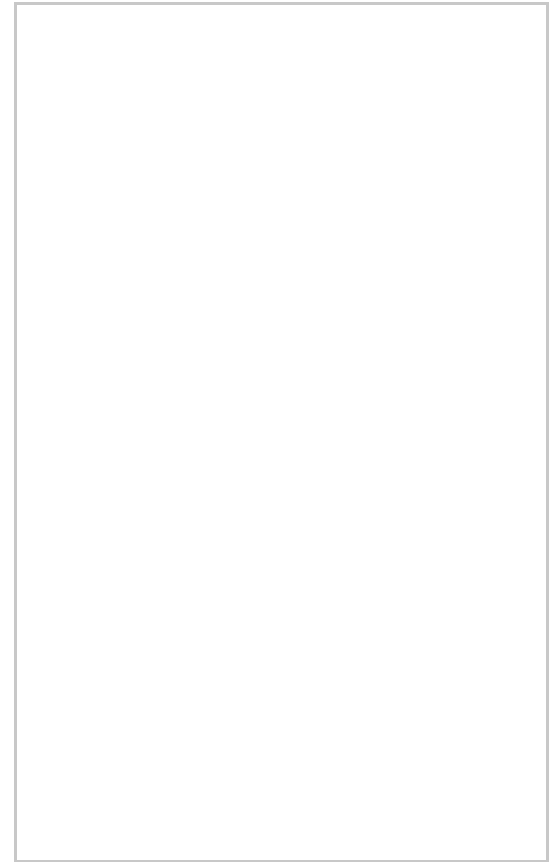
Money Laundering;

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

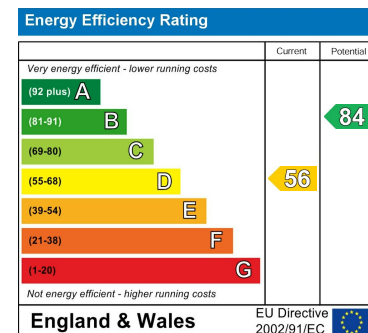
Area Map



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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