



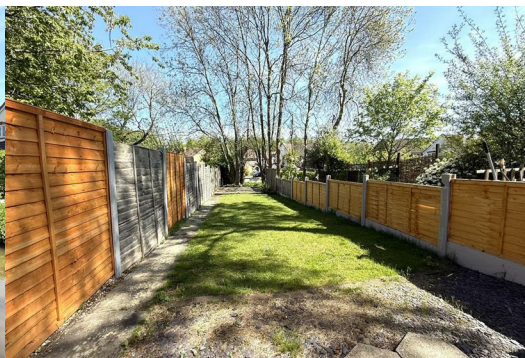
85 Armitage Road

, Rugeley, WS15 1DQ

Offers in excess of £185,000



Chase Owl are pleased to market this well presented traditional two bedroom townhouse, being a stones throw from the local amenities. Sitting adjacent to the Trent and Mersey Canal and being offered with NO UPWARD CHAIN, ideal for First Time Buyers. Having Lounge, Refitted Kitchen, First Floor Landing to Bedroom and Bathroom with Further stairs to Bedroom Two. Good sized Garden to Rear with outhouse.



Lounge 12'10" x 12'1" (3.91m x 3.68m)

Approached from upvc double glazed front entrance door. Having wooden feature fireplace with tiled hearth and electric fire. Ceiling light point, laminate flooring, coving, radiator and upvc double glazed window to front aspect. Door through to Fitted Kitchen.

Refitted Kitchen 10'10" x 9'11" (307.85m x 3.02m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over. Ceiling light point, tiled flooring, larder cupboard, radiator and upvc double glazed window to rear aspect. Door to Inner Lobby with light point, stairs leading to First Floor Landing and upvc double glazed door to Rear Garden.

First Floor Landing / Study Area 10'10" x 8'1" (3.30m x 2.46m)

Approached from stairs in Lobby and having wall mounted combination boiler, light point, upvc double glazed window to rear aspect and return stairs to Bedroom Two.

Bedroom One 12'11" x 12'0" (3.94m x 3.66m)

Having ceiling light point, radiator, wooden floorboards and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, laminate flooring, part tiling to walls and upvc double glazed window to rear aspect.

Second Floor Landing

Having light point and upvc double glazed window to rear aspect and with door to Bedroom Two.

Bedroom Two 18'0" x 11'6" (5.49m x 3.51m)

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

Outside

The front of the property having a walled fore garden with gravel borders. The rear of the property is accessed via a shared pathway and having a brick built out house with power, light and plumbing for washing machine. A wrought iron gate leads to the rear garden, being a particular feature of the property, laid to lawn with borders, a decked seating area with views over the canal and a second brick storage shed.

Agents Notes

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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.

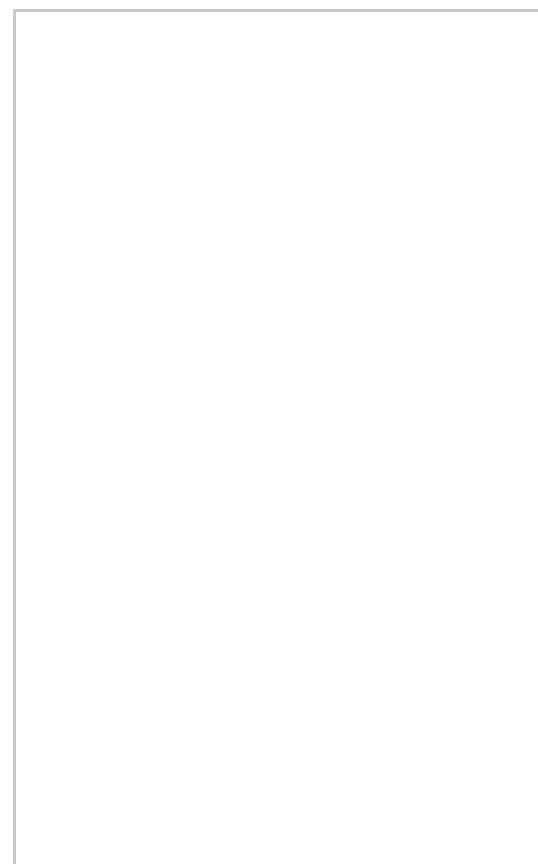
Money Laundering;

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

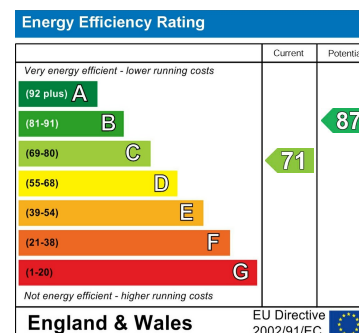
Area Map



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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