



54 Lion Street

, Rugeley, WS15 2AJ

£220,000



Chase Owl are pleased to offer this well presented three bedroom, three storey end terraced town house to the market. Offered with NO UPWARD CHAIN, within walking distance of the local amenities and suitable for First Time Buyers or Investors. Having Lounge, Fitted Breakfast Kitchen, Cellar, Inner Lobby and Downstairs Bathroom. First Floor Landing with Two Bedrooms and Shower Room with return stairs to Bedroom Three. Enclosed Cottage style Garden to Rear.



Lounge 13'10" x 11'9" (4.22m x 3.58m)

Approached from composite front entrance door and having open feature fireplace with cast iron grate on tiled hearth. Ceiling light point, decorative dado rail, radiator and upvc double glazed window to front aspect.

Inner Hallway

Having light point with stairs to First Floor Landing. Door to Breakfast Kitchen.

Breakfast Kitchen 13'8" x 9'9" (4.17m x 2.97m)

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. Electric cooker, space with plumbing for washing machine, fridge/freezer and wall mounted combination boiler. Ceiling light point, radiator, tiled flooring, brick feature fireplace with tiled hearth and upvc double glazed window to rear aspect. Door to Cellar and Inner Lobby.

Cellar

Having light, power and steps to cellar.

Inner Lobby

Having ceiling light point, tiled flooring and upvc double glazed door to the well kept Rear Garden.

Downstairs Bathroom

Comprising panelled bath with shower attachment, w.c and vanity hand wash basin. Ceiling light point, radiator, half panel to walls, wooden flooring and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and return stairs to Bedroom One.

Bedroom Two 14'1" x 9'3" (4.29m x 2.82m)

Having built in wardrobe, ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Three 10'6" x 8'7" (3.20m x 2.62m)

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

Shower Room

Comprising walk in shower cubicle, pedestal hand wash basin and closet w.c. Ceiling light point, radiator, half panelling to walls, extractor fan and wooden flooring.

Bedroom One 15'6" x 13'10" (4.72m x 4.22m)

Having two ceiling light points, radiator, storage to eaves, Velux window to front and upvc double glazed window to rear aspect.

Outside

The property having on road parking. A gate leads to the cottage style garden, being a particular feature of the property! Having a brick paved patio with path to Brick built potting shed, greenhouse, lawns with mature borders and a further lawn with flower borders and summer house.

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.

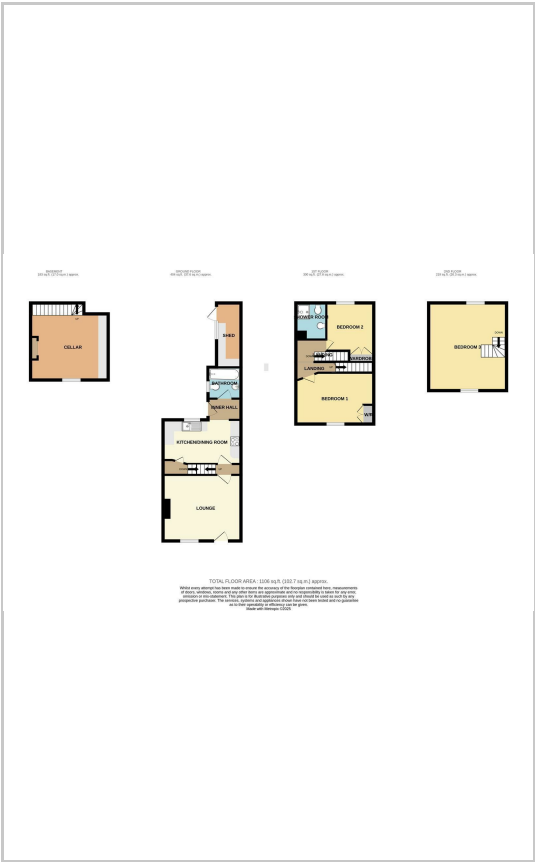
Money Laundering;

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

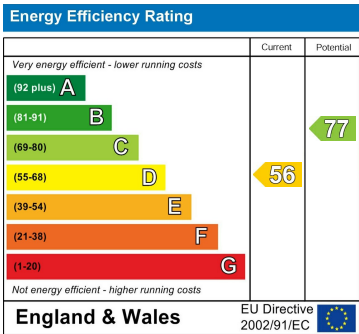
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

