



## 51 Hagley Road

, Rugeley, WS15 2AL

**£105,000**



Chase Owl are pleased to market this three bedroom traditional townhouse. IN NEED OF AN UPGRADE THROUGHOUT, being offered with NO UPWARD CHAIN and close to local amenities. Entrance Hallway, Lounge/ Dining Room, Kitchen, Downstairs Bathroom and Separate W.C. First Floor Landing to Three Bedrooms. Gardens to front and rear.





Entrance Hallway

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

Lounge / Dining Room 22'10" x 12'3" (6.96m x 3.73m)

Formally two rooms and having open fireplace with a tiled hearth. Two ceiling light points, picture rail, radiators and upvc double glazed windows to front and rear aspects. Door to Kitchen.

Kitchen 11'5" x 8'6" (3.48m x 2.59m)

Being fitted with wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, wall mounted boiler, ceiling light point, radiator, useful storage cupboard and upvc double glazed window to side aspect. Upvc door to Rear Garden.

Downstairs Bathroom

Comprising bath with shower over and hand wash basin. Ceiling light point, radiator and upvc double glazed window to side aspect. Door to W.C

Separate W.C

Comprising w.c, light point and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and loft access.

Bedroom One 15'9" x 10'9" (4.80m x 3.28m)

Having ceiling light point, radiator, cast iron grate and upvc double glazed window to front aspect.

Bedroom Two 12'2" x 9'8" (3.71m x 2.95m)

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

Bedroom Three 11'5" x 8'3 (3.48m x 2.51m)

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

Outside

The front of the property having a lawned fore garden with pathway to front entrance door. The rear garden again being laid to lawn with access to rear. Brick storage shed.

Agents Note

The property sale will be subject to a grant of probate.

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.

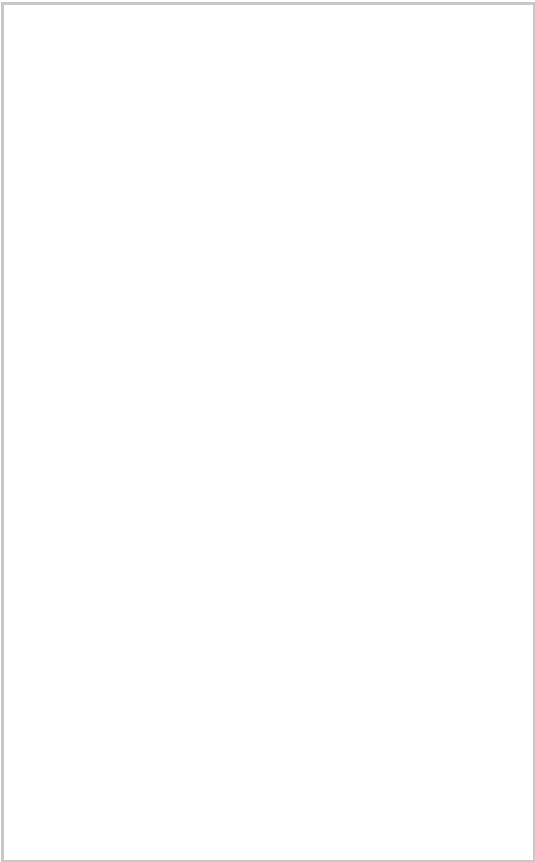
Money Laundering;

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

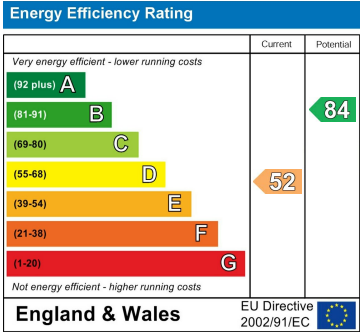
Area Map



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.

