



## 76 Coppice Road

, Rugeley, WS15 1NH

**£122,500**



"CASH BUYERS ONLY" Chase Owl are pleased to market this three bedroom semi detached property. Being offered with NO UPWARD CHAIN, close to local amenities and having off road parking. Entrance Hallway, Lounge, Fitted Kitchen and Utility Area. First Floor Landing to Three Bedrooms and Bathroom. Off road Parking and Gardens to front and rear.



## Entrance Hallway

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

## Lounge 19'9" x 9'10" (6.02m x 3.00m)

Having a tiled fireplace with gas fire on hearth. Two ceiling light points, radiator and upvc double glazed windows to front and rear aspects. Door to Kitchen.

## Fitted Kitchen 9'10" x 9'2" (3.00m x 2.79m)

Being fitted with a range of base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, space for washing machine, ceiling light point, radiator and upvc double glazed window to rear aspect. Door to Utility Area.

## Utility Area 9'5" x 6'0" (2.87m x 1.83m)

Having ceiling light point, useful under stairs storage cupboard and upvc double glazed window and door to side aspect.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

## Bedroom One 13'7" x 10'0" (4.14m x 3.05m)

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

## Bedroom Two 12'6" x 5'10" (3.81m x 1.78m)

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

## Bedroom Three 10'8" x 6'0" (3.25m x 1.83m)

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

## Bathroom

Comprising panelled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

## Outside

The front of the property having a lawned fore garden and block paved driveway. A gate allows access into the enclosed rear garden with patio to lawns, further patio seating area and outside tap.

## 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:

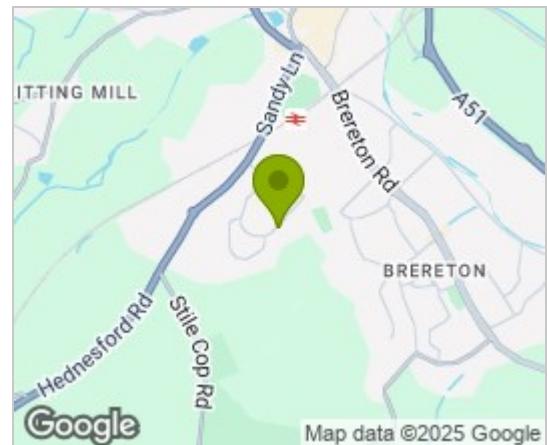
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

### Money Laundering:

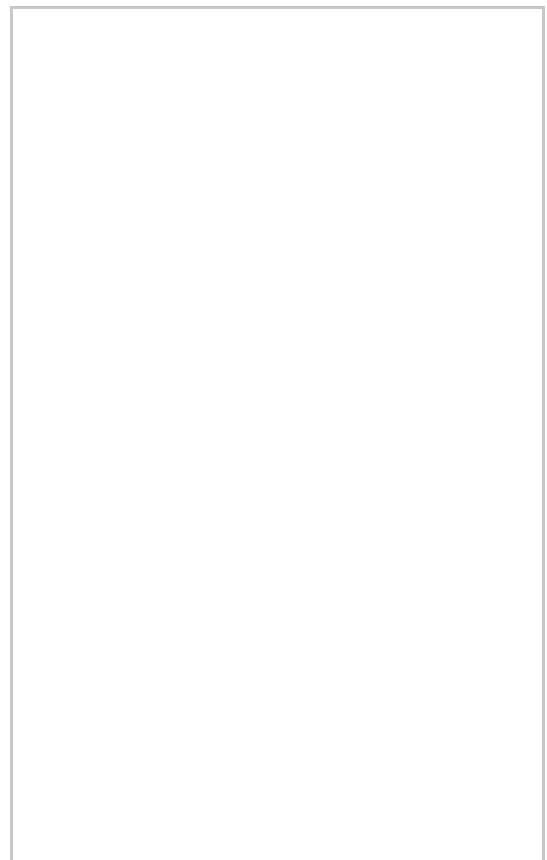
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

