

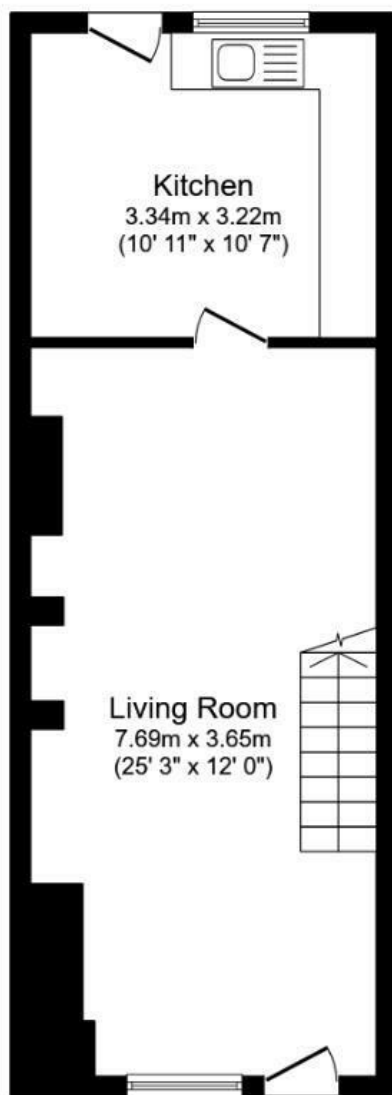


65 Arch Street, Rugeley, Staffordshire, WS15 1DL

Offers In Excess Of £120,000

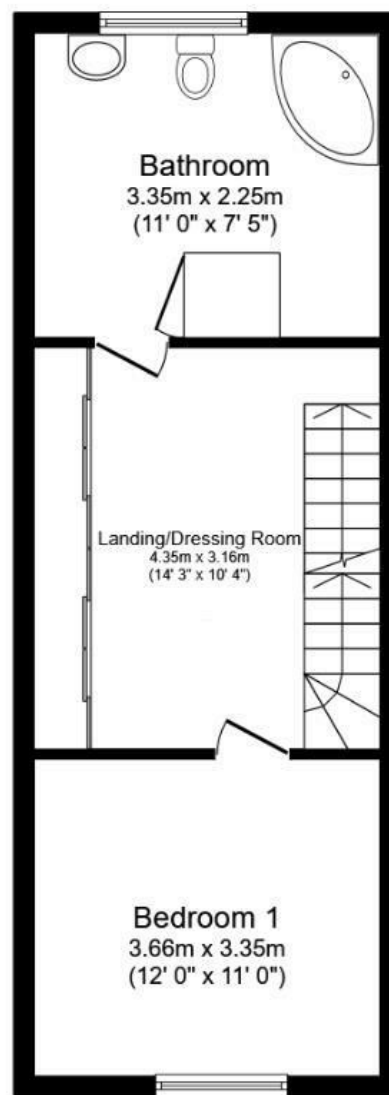
In need of modernisation and upgrade this property is perfect for first time buyers or investors, located close to the town centre of Rugeley makes it accessible for schools, shops and all other local amenities. Benefitting from being available with no upward chain. The property in brief comprises of; Living Room, Dining Room and Breakfast Kitchen. First Floor Landing with Storage, Bedroom and a Bathroom. Second Floor Bedroom/Loft Room. Communal Garden to the rear and on-street parking. EPC rating - D

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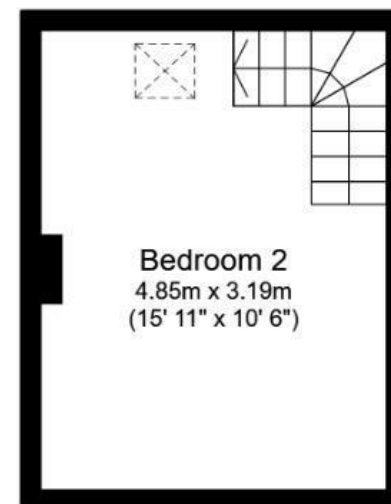
### Ground Floor

Floor area 40.2 sq.m. (433 sq.ft.)



### First Floor

Floor area 40.2 sq.m. (433 sq.ft.)



### Second Floor

Floor area 17.7 sq.m. (191 sq.ft.)

**Total floor area: 98.1 sq.m. (1,056 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Entrance

via a UPVC double-glazed door and having a coir entrance mat straight into the

### Living Room

having a fireplace with a tiled hearth. Ceiling light point, wall light point, decorative dado rail, radiator, stairs leading to the first floor and a window to the front aspect. Open access into the

### Dining Room

having a ceiling light point and a radiator. Door into the

### Breakfast Kitchen

fitted with wall and base units, roll top work surfaces and an inset stainless steel sink with mixer tap. Appliance space for a cooker, dishwasher, fridge and washing machine. Ceiling light point, wall mounted central heating boiler, part tiling to walls, radiator, tiled floor and a UPVC window and door leading into the rear garden

### First Floor Landing

benefitting from fitted double wardrobes for hanging and storage space. Two ceiling light points, coving, decorative dado rail, radiator and stairs leading to the second floor

### Bedroom One

having a ceiling light point, coving, decorative dado rail, radiator and a window to the front aspect

### Bathroom

fitted with a panelled corner bath, vanity hand wash basin and a close-coupled WC. Ceiling light point, coving, wall light point, part tiling to walls, radiator, fitted storage cupboard and a UPVC double-glazed window to the rear aspect

### Bedroom Two/Loft Room

having a fitted decorative fireplace. Two wall light points, exposed timbers, radiator and a Velux window

### Outside

the front of the property sits on the pedestrian pathway and has on-street parking


the rear of the property has a lawn, paved patio seating area, side access for bins and a fitted storage shed

### AGENTS NOTE

We are legally required to disclose to any potential purchaser that this property is in close proximity of a train line.

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



