



## 41 Arch Street

, Rugeley, WS15 1DL

**£185,000**



Chase Owl are pleased to market this well presented three Bedroom traditional terraced property. Having gone through a refurbishment the property is ideal for First Time Buyers/Investors, in a central location with Garden to rear. Having Lounge, Dining Room, Refitted Kitchen and Downstairs Bathroom. First Floor Landing to Two Double Bedrooms and Return stairs to Loft Bedroom. Garden to rear.



### Lounge 11'11" x 11'10" (3.63m x 3.61m)

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and upvc double glazed window to front aspect.

### Dining Room 11'10" x 11'9" (3.61m x 3.58m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect. Door to Kitchen and stairs leading to First Floor Landing.

### Refitted Kitchen 15'2" x 5'6" (4.62m x 1.68m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob over, washing machine, fridge/freezer and appliance space. Inset ceiling lights, radiator, laminate flooring and upvc double glazed windows to side aspect.

### Inner Lobby

Leading from Kitchen and having ceiling light point, useful cupboard housing combination boiler, laminate flooring and upvc door to Rear Courtyard.

### Refitted Downstairs Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, laminate flooring, heated towel rail and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Dining Room and having ceiling light point and return stairs to Loft Bedroom.

### Bedroom One 13'8" x 12'3" (4.17m x 3.73m)

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

### Bedroom Two 13'7" x 8'8" (4.14m x 2.64m)

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

### Loft Bedroom 16'8" x 12'11" (5.08m x 3.94m)

Having ceiling light point and two Velux windows to rear.

### Outside

The property having a shared access to rear with enclosed paved courtyard from Kitchen. Also having private Garden to rear.

### 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.

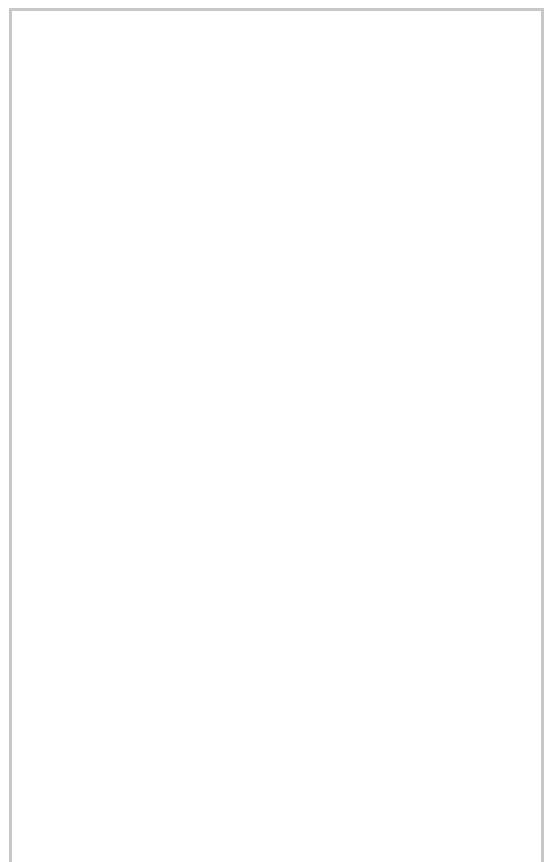
### Money Laundering;

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

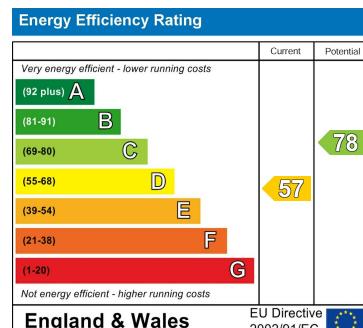
### Area Map



### 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.

