



## 145 Lower Lodge Park, Rugeley Road

Armitage, Rugeley, WS15 4BF

**£125,000**



Chase Owl are pleased to market this spacious well presented one bedroom park home on the popular Lower Lodge Park. Being a residential park for over 50's and close to local transport links, ideal for semi retirement. Having Entrance Porch, Lounge, Dining Room, Fitted Kitchen and Utility Room. Inner hallway to Bedroom and Shower Room. Off road Parking and Wrap around Gardens. NO UPWARD CHAIN



### Entrance Porch

Approached from upvc double glazed front entrance door and having radiator and further door leading to Lounge.

### Lounge 19'1" x 11'6" (5.82m x 3.51m)

Having feature brick fireplace with inset electric fire on hearth. Two ceiling light points, coving, radiators and two upvc double glazed windows to front aspect.

### Dining Room 11'0" x 9'7" (3.35m x 2.92m)

Having ceiling light point, coving, radiator, cupboard housing boiler and upvc double glazed window to side aspect. Doors to Inner Hallway and Kitchen.

### Fitted Kitchen 10'0" x 9'4" (3.05m x 2.84m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor hood over and useful pantry cupboard. Ceiling light point and window to side aspect. Door to Utility Room.

### Utility Room 10'3" x 5'7" (3.12m x 1.70m)

Having ceiling light point, radiator, built in storage cupboard and window to side aspect. Upvc door to Gardens.

### Inner Hallway

Having ceiling light point, laminate flooring and storage cupboard.

### Bedroom 9'9" x 9'4" (2.97m x 2.84m)

Having a range of fitted bedroom furniture. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to rear aspect.

### Shower Room

Comprising double walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed windows to rear and side aspects.

### Outside

The property has wrap around gardens with paved patio seating area, raised gravelled borders, sheds and outside tap. Block paved driveway for off road parking.

### Agents Note

The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.

There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view

There is a ground rent of £188.00 payable per month which includes water.

### 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.

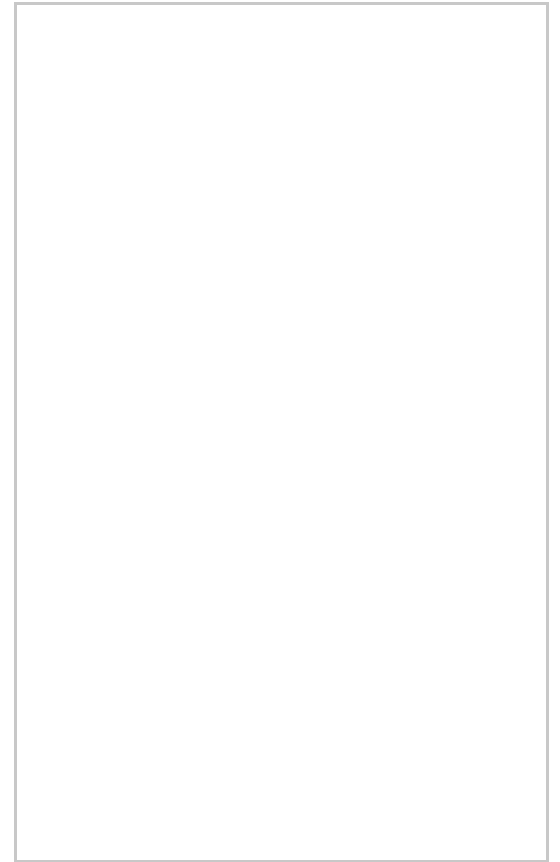
Money Laundering;

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


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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

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