chase owl estates

52 Lower Lodge Park, Rugeley Road

Armitage, Rugeley, WS15 4AY

Offers in the region of £120,000

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Chase Owl are pleased to market this Two bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and close to local transport links. Having Entrance Hallway, Lounge, Fitted Breakfast Kitchen, Two Bedrooms and Bathroom. Gardens to all aspects and Off road parking for one vehicle.

Entrance Hallway
Approached from upvc door with side screen and having ceiling light point, radiator, coving and doors to accommodation.

Breakfast Kitchen 11'8" x 10'11" (3.56m x 3.33m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor over, washing machine and fridge/freezer. Two ceiling lights, radiator, coving, useful storage cupboard and airing cupboard housing boiler. Upvc double glazed window to front aspect and French doors to Rear Elevation.

Lounge 11'5" x 11'0" (3.48m x 3.35m)
Having wall mounted electric fire. Ceiling light point, coving, radiator and upvc double glazed windows to front and side aspects.

Bedroom One 10'1" x 8'5" (3.07m x 2.57m)
Being fitted with a range of bedroom furniture. Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Bedroom Two 8'7" x 4'11" (2.62m x 1.50m)
Having fitted wardrobe, ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

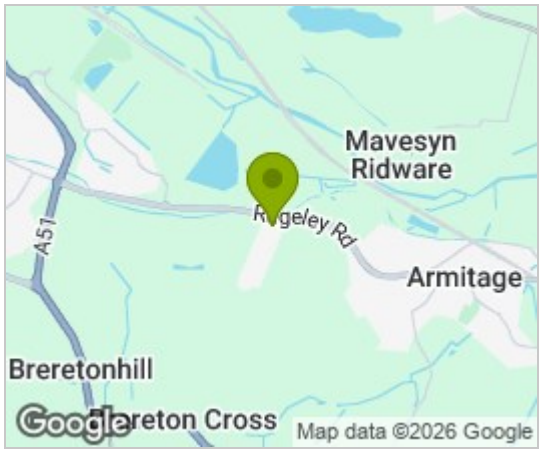
Bathroom
Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Inset ceiling lights, coving, radiator, part tiling to walls, extractor fan and upvc double glazed window to rear aspect.

Outside
The property having block paved parking area for one vehicle. Pathways to front and rear doors and lawn laid to all aspects. Useful shed and outside tap.

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 £178.52 payable per month which includes water.

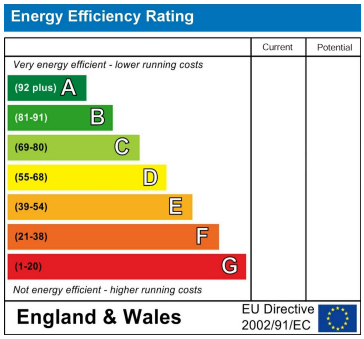
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales 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



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.

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