



## 57 Arch Street

, Rugeley, WS15 1DL

**£150,000**



Chase Owl are pleased to market this two bedroom traditional terraced property. Being situated in walking distance for local amenities and transport links, ideal for first time buyers and being offered with NO UPWARD CHAIN. Having Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Two Bedrooms and Bathroom. Courtyard Garden to rear.



## Lounge

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

## Dining Room 14'3" x 11'0" (4.34m x 3.35m)

Having ceiling light point, radiator, built in shelving and useful storage cupboard. Upvc double glazed window to rear aspect and stairs leading to First Floor Landing.

## Fitted Kitchen 10'6" x 5'10" (3.20m x 1.78m)

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. Electric cooker and two appliance spaces. Ceiling light point, loft access and upvc double glazed window to rear aspect. Upvc door leading into the Courtyard.

## First Floor Landing

Approached from stairs in the Dining Room and having ceiling light point and loft access.

## Bedroom One 11'11" x 10'11" (3.63m x 3.33m)

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

## Bedroom Two 11'2" x 7'4" (3.40m x 2.24m)

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

## Bathroom

Comprising panelled bath with shower attachment and screen, w.c and vanity hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to rear aspect.

## Outside

The property has a courtyard garden to rear with storage shed.

## 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.

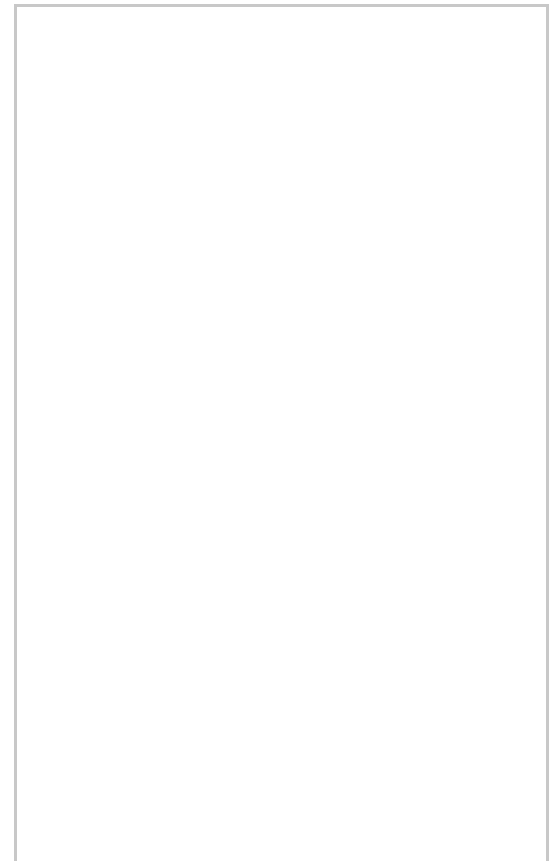
### Money Laundering;

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

