



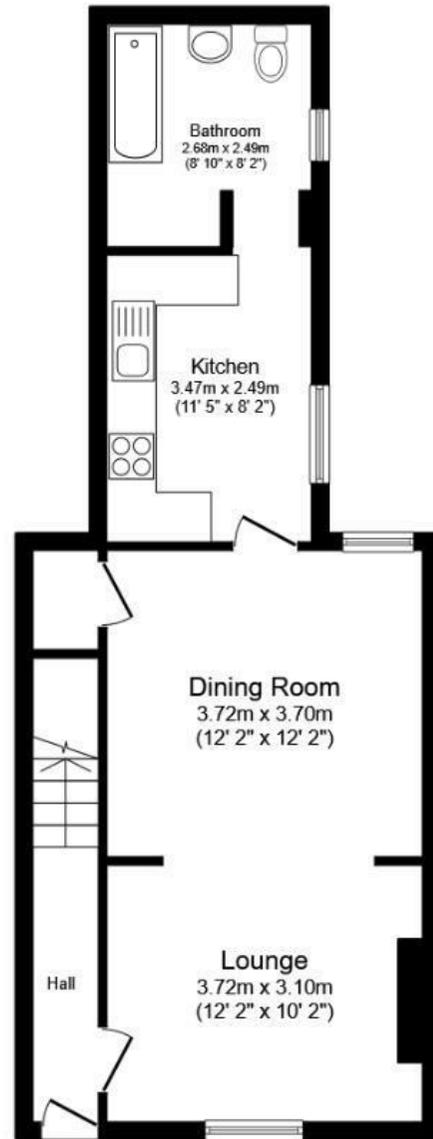
HUNTERS[®]
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4 Green Lane, Rugeley, Staffordshire, WS15 2AP
Offers In Excess Of £172,500

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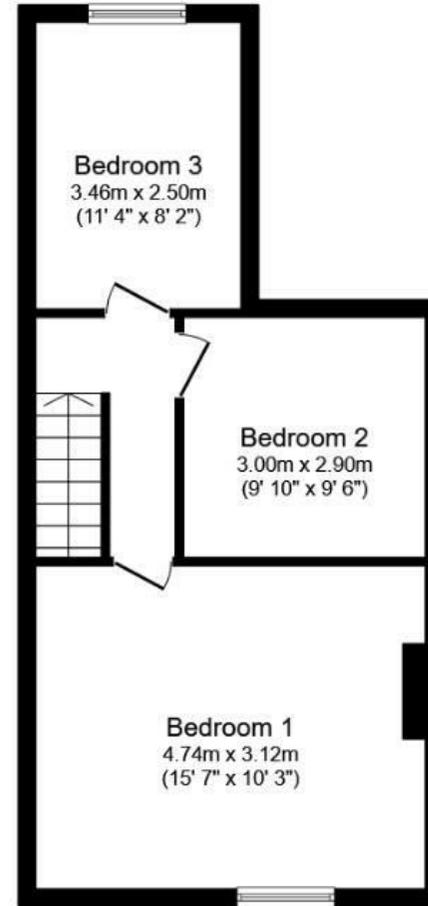
Offers In Excess Of £172,500

this mid-terraced property is located close to all local amenities and offered for sale with no upward chain. Boasting generous reception rooms, three double bedrooms and a good-sized rear garden, this property is perfect for first time buyers or investors. Benefitting from gas central heating and UPVC double-glazing the accommodation briefly comprises of; Entrance Hallway, Living Room, Dining Room, Kitchen and Bathroom. First Floor Landing and Three Double Bedrooms. Gardens to front and rear and secure gated parking space to the rear of the property. EPC rating - C



Ground Floor

Floor area 48.5 sq.m. (522 sq.ft.)



First Floor

Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 90.1 sq.m. (970 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

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator and stairs leading to the first floor

Living Room

having a feature fireplace. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect. Open archway into the

Dining Room

having a useful under stairs storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Door into the

Kitchen

having wall and base units, roll top work surfaces with tiled splash back and an inset stainless steel sink and drainer. Electric oven , gas hob, extractor hood and several appliance spaces available for a dishwasher, washing machine and fridge-freezer. Ceiling light point, radiator and a UPVC double-glazed window and door to the side aspect. Door into the

Bathroom

comprising of a panelled bath with an overhead electric shower fitment and tiled surround, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and a UPVC double-glazed window to the side aspect

First Floor Landing

having a useful fitted storage cupboard. Ceiling light point, loft access and a radiator

Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road and has a lawn with a paved pathway leading to the front entrance door.

the generous rear garden has a patio seating area, lawn and paved pathway leading to the concrete parking space which is made secure by double timber gates. There is also screen fencing to one side and a useful outside water tap

AGENTS NOTE

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

