

31 Coppice Road

, Rugeley, WS15 1LT

£165,000

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Chase Owl are pleased to market this well presented three bedroom terraced property. Being ready for a first time buyer with Refitted Kitchen, on a sought after estate with NO UPWARD CHAIN. Having Entrance Hallway, Lounge and Refitted Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.







Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point with stairs leading to First Floor Landing. Door to Lounge.

Lounge 19'8" x 11'5" (5.99m x 3.48m)
Having two ceiling light points, radiators and upvc double glazed window to front aspect. Upvc double glazed French doors to Rear Garden. Further door to Breakfast Kitchen.

Refitted Breakfast Kitchen 19'2" x 11'2" (5.84m x 3.40m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer, mixer tap and tiled splash. Built in electric oven with hob over and space with plumbing for washing machine. Wall mounted combination boiler, two ceiling light points, radiator, under stairs storage cupboard and upvc double glazed window to rear aspect. Upvc doors to front and rear elevations.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

Bedroom One 11'6" x 10'3" (3.51m x 3.12m)
Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

Bedroom Two 13'8" x 9'1" (4.17m x 2.77m)
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 10'10" x 6'5" (3.30m x 1.96m)
Having ceiling light point, radiator and upvc double glazed window to front aspect.

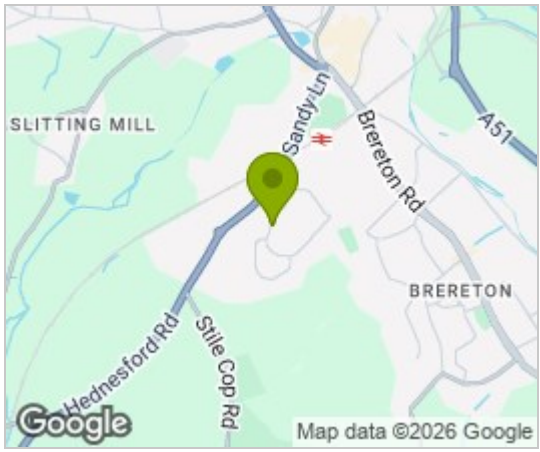
Bathroom
Comprising panelled bath with shower over, vanity hand wash basin and w.c. Ceiling light point, heated towel rail and upvc double glazed window to rear aspect.

Outside
The front of the property having a lawned fore garden with paved pathway to front entrance door. The enclosed rear garden having paved patio with steps to lawn.

Agents Note
The property has a red ash report showing Level 1, for mortgage purposes. A copy of which is held in the office for potential buyers to view.

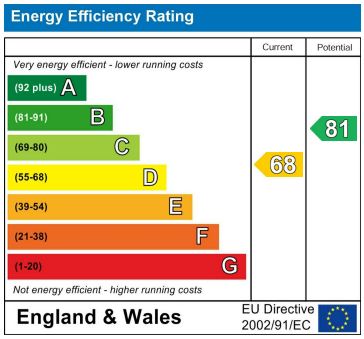
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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