



## 40 Hislop Road

, Rugeley, WS15 1LR

**Offers invited £125,000**



" CASH BUYERS ONLY "Chase Owl are pleased to market this three bedroom end terraced home on the sought after Pear Tree Estate. Being offered with NO UPWARD CHAIN and ideal for investors. Having Entrance Porch, Lounge, Breakfast Kitchen and Utility Area. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear.



## Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

## Lounge 19'6" x 11'4" (5.94m x 3.45m)

Having brick feature fireplace with gas fire on tiled hearth. Two ceiling light points, coving, radiators and upvc double glazed windows to front and rear aspects. Door to Kitchen.

## Breakfast Kitchen 11'2" x 9'9" (3.40m x 2.97m)

Being fitted with a range of base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Appliance spaces, ceiling light point, coving, radiator, tiled flooring and upvc double glazed window to rear aspect.

## Utility Area 9'8" x 6'5" (2.95m x 1.96m)

Having ceiling light point, coving, tiled flooring, radiator, and useful storage cupboard. Gas cooker and fridge/freezer. Upvc double glazed window to side aspect and upvc door to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler with shelving.

## Bedroom One 11'6" x 10'5" (3.51m x 3.18m)

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

## Bedroom Two 13'6" x 9'2" (4.11m x 2.79m)

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

## Bedroom Three 10'10" x 6'6" (3.30m x 1.98m)

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

## Bathroom

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

## Outside

The front of the property having a walled fore garden being laid to lawn with borders and pathway leading to the enclosed rear garden. This having paved patio, path to lawns with flower borders, shed and outside tap.

## Agents Notes

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;

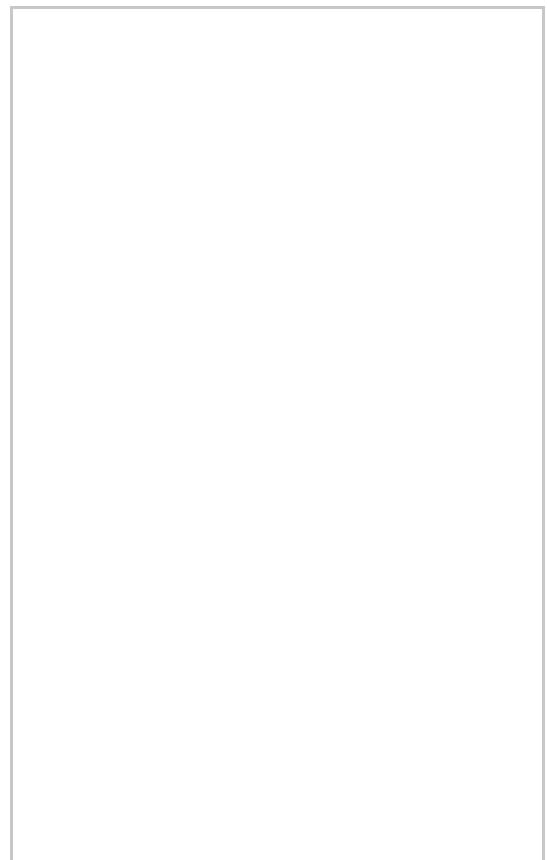
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

