



£190,000

TENURE : FREEHOLD

Salisbury Close, Rugeley, WS15 1GF

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

Mid-terrace house

2 bedrooms

1 bathroom

1 reception

EPC rating C (76/100)

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



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Southwells are pleased to bring to the market this well presented 2 bedroom mid terrace house set in Salisbury Close on the desirable Lower Birches Estate of Rugeley. With gas central heating and double glazing throughout, two allocated parking spaces, enclosed rear garden and downstairs w/c, this property would make an ideal first time purchase. Providing the following accommodation:

Front of Property

Two allocated parking spaces. Small low maintenance gravel area with surrounding low level hedge and slabbed path to front door with canopy.

Entrance

Canopied wooden front door into entrance hall with laminate flooring. Light fitting to ceiling. Radiator to wall. Useful under stair storage. Staircase off and doors off to kitchen, lounge and downstairs w/c.

Kitchen – 9'00" (2.75m) x 6'00" (1.83m)

Front facing window. Tiled flooring and part tiled walls. Light fitting to ceiling. Range of wall and base units with laminated work surfaces. Integrated electric oven and gas hob with extractor fan over. Resin sink & draining board with mixer tap. Plumbing for washing machine.

Lounge 11'05" (3.49m) x 12'07" (3.84m)

Rear facing windows and UPVC French doors out to rear garden. Carpeted flooring. 2x light fitting to ceiling. 2x radiators to wall.

Downstairs w/c – 6'01" (1.87m) x 3'01" (0.94m)

Laminate flooring. Light fitting and extractor fan to ceiling. Radiator to wall. Low level white toilet and pedestal sink to wall with splashback tiles.

Stairs and Landing

With white handrail and balustrades. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms.

Bedroom 1 – 12'09" (3.90m) x 10'00" (3.08m)

2x front facing windows. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Built in wardrobes and built in storage cupboard containing combi boiler.

Bedroom 2 – 11'08" (3.57m) x 6'10" (2.08m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall.

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Bathroom – 8'01" (2.48m) x 5'06" (1.68m)

Rear facing window with obscured glass. Part tiled walls. Vinyl flooring. Light fitting to ceiling. Extractor fan to ceiling. Radiator to wall. White suite comprising of low level toilet, pedestal sink and panel bath with electric shower over and glass shower screen.

Rear of property

Fully enclosed rear garden with lawn, shed and slabbed patio. With path to gated access at the rear of the garden

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: B

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

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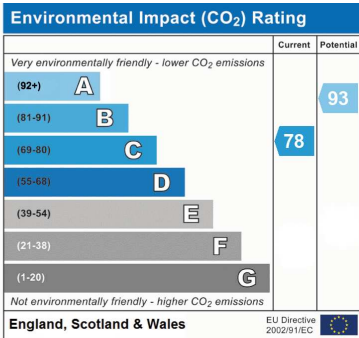
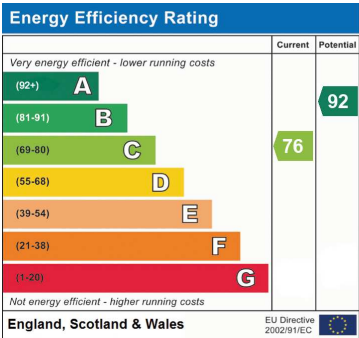
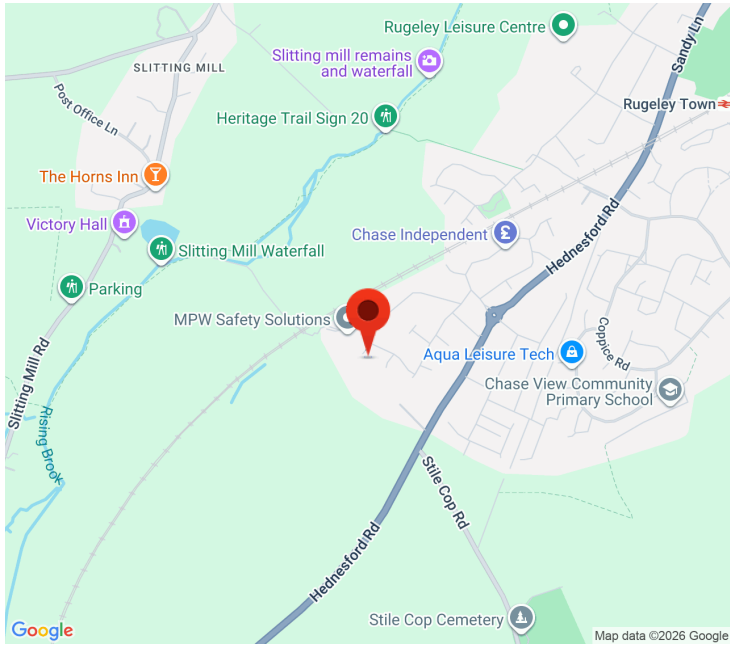
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