

10 St. Pauls Mews St. Pauls Road

, Rugeley, WS15 2WE

Offers in the region of £149,995

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" IN NEED OF UPGRADE" Chase Owl are pleased to market this two bedroom townhouse. Situated in a central location, within walking distance to transport and amenities, ideal for First Time Buyers/Investors and available with NO UPWARD CHAIN. Having Entrance Hallway, Fitted Kitchen and Lounge. First Floor Landing to Two Bedrooms and Bathroom. Gardens to front and rear.







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

Fitted Kitchen 11'6" x 7'11" (3.51m x 2.41m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over. Space with plumbing for washing machine and further appliance space. Ceiling light point, under stairs storage cupboard, radiator and upvc double glazed window to front aspect.

Lounge 12'4" x 11'3" (3.76m x 3.43m)
Having ceiling light point, radiator and double glazed sliding patio door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point and airing cupboard housing combination boiler.

Bedroom One 11'3" x 8'2" (3.43m x 2.49m)
Having ceiling light point, radiator and two upvc double glazed windows to rear aspect.

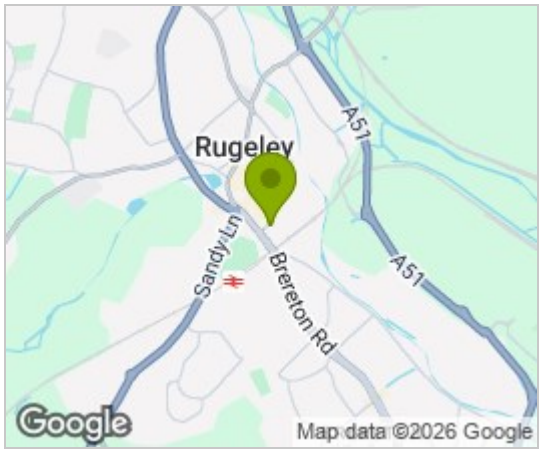
Bedroom Two 11'3" x 7'2" (3.43m x 2.18m)
Having ceiling light point, radiator, useful storage cupboard and two upvc double glazed windows to front aspect.

Bathroom
Comprising panelled bath with mixer tap, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, part tiling to walls, loft access and radiator.

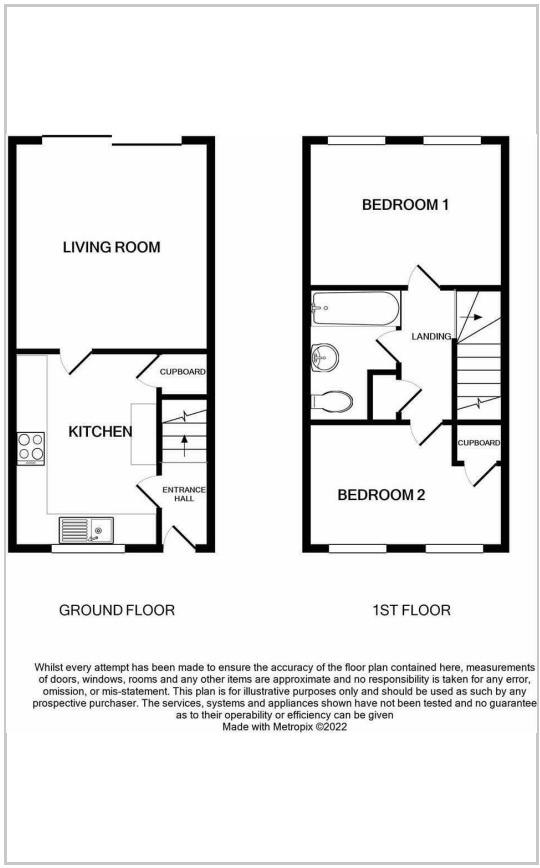
Outside
The property is set back from the road with steps leading to front entrance door and a walled fore garden. The enclosed rear garden is accessed via gate with lawn and borders. Allocated parking to rear.

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.

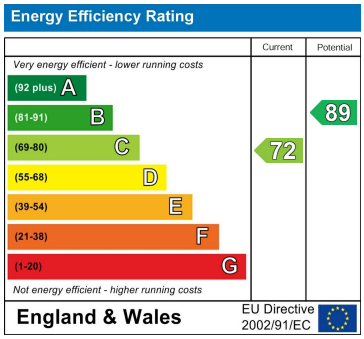
Area Map



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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