



33 Station Road

, Rugeley, WS15 2HE

£170,000



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Lounge / Dining Room

17'10" x 12'5" (5.44m x 3.78m)

Approached from upvc double glazed front entrance door. Having ceiling lights, coving, two radiators, hardwood feature fire place with inset cast iron grate on hearth and useful storage area. Upvc double glazed window to front aspect. Door through to Kitchen.

Kitchen

8'11" x 6'2" (2.72m x 1.88m)

Being fitted with a range of wall and base mounted units with inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over. Inset ceiling lights, coving, tiled flooring and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing and step down to Utility Room.

Utility Room

7'8" x 7'0" (2.34m x 2.13m)

Again fitted with wall and base mounted units with work surfaces over with integrated fridge, freezer and space for washing machine. Ceiling light point, tiled flooring, radiator and upvc double glazed window to side aspect. Upvc door to Rear Garden.

Downstairs Bathroom

Comprising panelled bath with shower attachment, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Kitchen and having ceiling light point with doors to Bedrooms.

Bedroom One

12'5" x 12'0" (3.78m x 3.66m)

Having ceiling light point, radiator and upvc double glazed windows to front and side aspects.

Bedroom Two

11'11" x 9'2" (3.63m x 2.79m)

Having ceiling light point, radiator, loft access, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

Outside

The property has PARKING TO THE REAR and is available from the end of the terraced row, access road to NO 33. The enclosed rear garden is accessed via gate to the side of the property and being mainly laid to lawn with borders, paved path to kitchen door, shed and outside tap. Gates to the rear of the garden allow secure vehicle parking if needed.

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.

Tel: 01889 358172



Road Map



Hybrid Map



Terrain Map



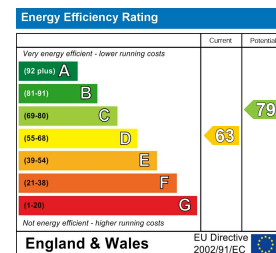
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.