

58 Lower Lodge Park Rugeley Road

Armitage, Rugeley, WS15 4BF

£150,000

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Chase Owl are pleased to market this three bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and close to local transport links. Having Entrance Hallway, Lounge, Breakfast Kitchen and Utility Room. Three Bedrooms and Shower Room. Gardens to all aspects and Off road parking.







Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator, useful storage cupboard and airing cupboard with loft access.

Lounge 17'7" x 10'6" (5.36m x 3.20m)
Having ceiling light point, coving, two radiators, fire surround with electric fire on grate and upvc double glazed windows to side and front aspect. Door to Kitchen.

Refitted Breakfast Kitchen 16'1" x 8'6" (4.90m x 2.59m)
Being newly fitted with a range of wall and base units with work surfaces over, incorporating inset stainless sink with mixer tap and drainer. Built in electric oven with hob and extractor over, space for fridge and useful larder cupboard. Two ceiling light points, coving, radiator and upvc double glazed windows to side and rear aspects.

Utility Room 6'5" x 5'3" (1.96m x 1.60m)
Being fitted with wall and base mounted units with work surfaces over, incorporating inset stainless steel sink. Space with plumbing for washing machine, wall mounted boiler, ceiling light point, laminate flooring, useful storage cupboard and upvc door to rear elevation.

Bedroom One 12'0" x 9'5" (3.66m x 2.87m)
Having ceiling light point, radiator, coving, built in bedroom furniture and upvc double glazed window to side aspect.

Bedroom Two 9'5" x 8'0" (2.87m x 2.44m)
Having ceiling light point, radiator, coving, built in bedroom furniture and upvc double glazed window to side aspect.

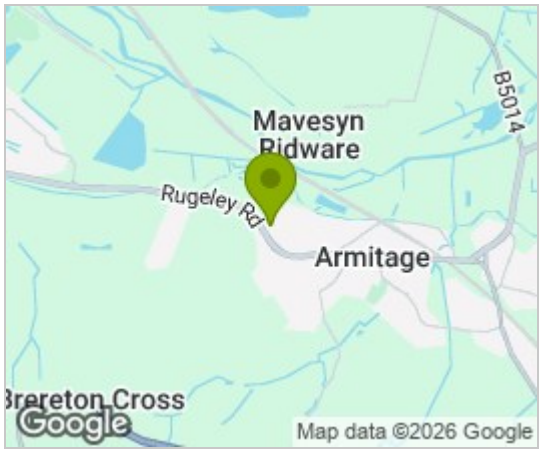
Bedroom Three 9'7" x 6'6" (2.92m x 1.98m)
Having ceiling light point, radiator, coving, built in wardrobe and upvc double glazed window to front aspect.

Shower Room
Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, extractor fan, radiator, part tiling to walls and and upvc double glazed window to rear aspect.

Agents Note
The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.
There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view
There is a ground rent of £188.00 payable per month which includes water.

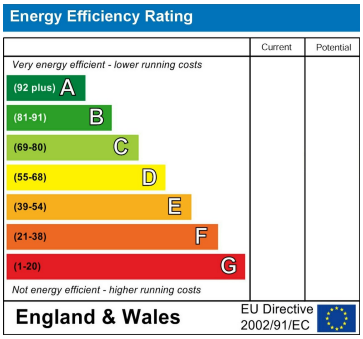
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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