



Chadwick Court, Brereton
Rugeley, WS15 1EA

Offers in the Region Of £160,000

Brereton

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Welcome to Chadwick Court...

Situated near to Rugeley Town Centre lies this two bedroom end terrace property offered for sale with NO ONWARD CHAIN.

Internally this property comprises a living room, kitchen, two bedrooms and a family bathroom.

Outside there is a generous rear garden and parking to the fore. Nearby amenities include a handful of shops, easily accessible transport links and also well regarded schools.

PLEASE NOTE:

Estate Management and Maintenance Arrangements
The Property forms part of a small private development which includes shared areas such as communal parking and accessways. These shared areas are currently owned and maintained by Bromford Flagship LiveWest and the purchaser will be required to contribute a fair proportion of the costs incurred in maintaining them. It is intended that, if all remaining properties within the development have been sold, a resident management company will be established to take ownership and responsibility for the management and maintenance of the shared areas. At that point, each property owner will be required to become a member of the management company and contribute towards the ongoing costs of maintenance through it.

Service charge - £19.06





Property Specification

NO CHAIN
TWO BEDROOMS
LIVING ROOM
GARDEN
PARKING

Porch 1.42m (4'8") x 0.96m (3'2")

Living Room 5.02m (16'6") x 3.67m (12')

Kitchen 3.67m (12') x 3.16m (10'4")

Landing 1.97m (6'6") x 1.64m (5'5")

Bedroom 1 3.67m (12') max x 2.98m (9'9")

Bedroom 2 3.67m (12') x 3.14m (10'3")

Bathroom 1.97m (6'6") x 1.93m (6'4")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

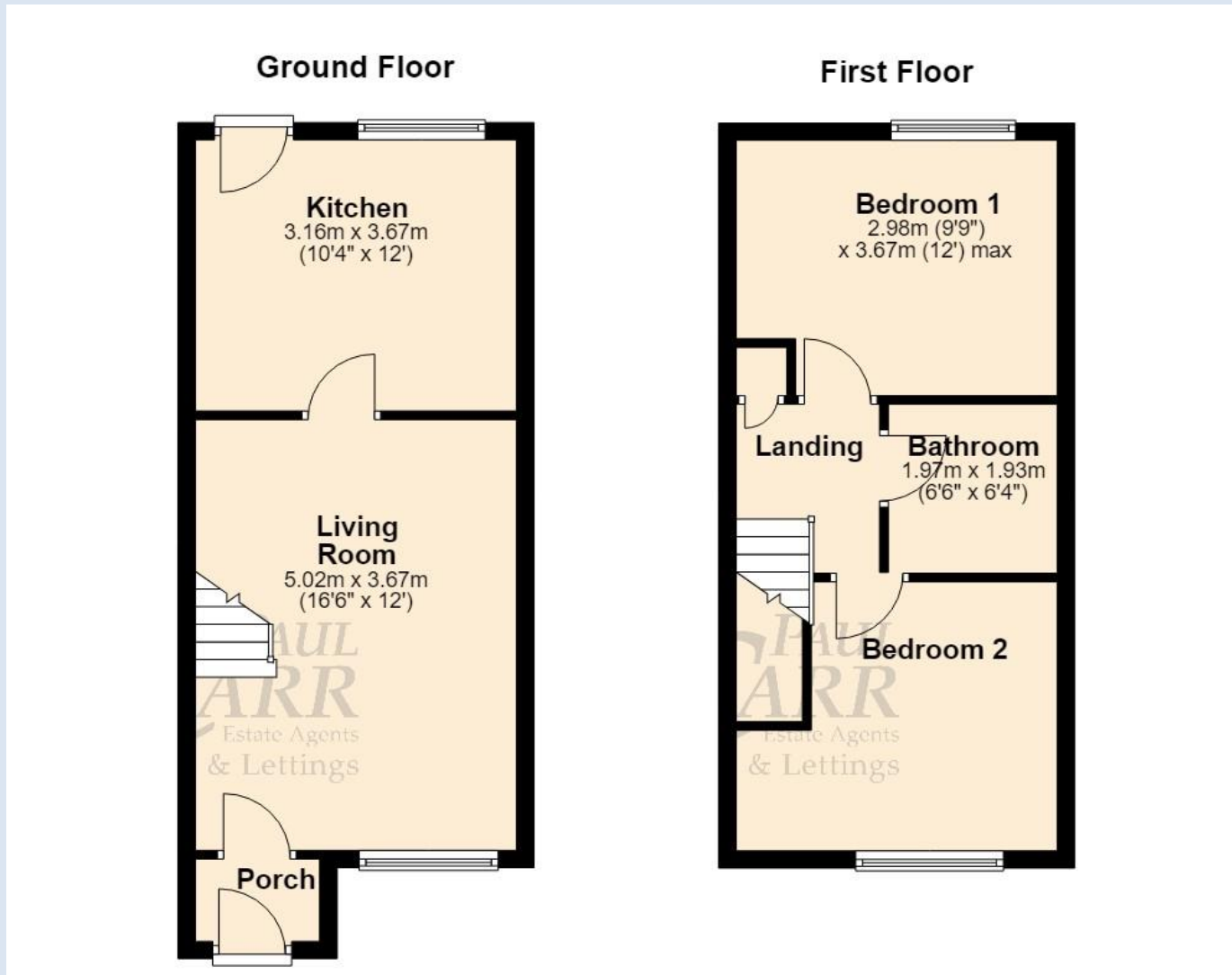
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

