



## 4 Wharf Road

, Rugeley, WS15 1BL

**Offers over £165,000**



\* MUST BE SOLD \*Chase Owl are pleased to market this well presented two bedroom traditional townhouse. Being ideal for First Time Buyers, walking distance to local amenities and offered with NO UPWARD CHAIN. Having Lounge, Dining Room, Fitted Kitchen, Utility Room and Guest Cloakroom. First Floor Landing to Two Double Bedrooms and Spacious Bathroom. Enclosed Garden to rear and TWO ALLOCATED PARKING SPACES IN CAR PARK



**Lounge 12'0" x 10'10" (3.66m x 3.30m)**

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, two useful storage cupboards and upvc double glazed window to front aspect.

**Inner Lobby**

Having ceiling light point and useful storage cupboard.

**Dining Room 13'3" x 11'0" (4.04m x 3.35m)**

Having hardwood fireplace with electric fire on hearth. Ceiling light point, laminate flooring, radiator and upvc double glazed window to rear aspect. Door to Stairs leading to First Floor Landing.

**Fitted Kitchen 10'1" x 6'11" (3.07m x 2.11m)**

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. Electric cooker, ceiling light point, coving and upvc double glazed window to side aspect. Upvc door leading to Rear Garden.

**Utility Room 7'2" x 5'2" (2.18m x 1.57m)**

Having work surface with appliance spaces below. Ceiling light point, radiator and upvc double glazed window to side aspect.

**Guest Cloakroom**

Comprising w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

**First Floor Landing**

Approached from stairs in Dining Room and having ceiling light points, radiator and loft access with ladder.

**Bedroom One 13'3" x 10'0" (4.04m x 3.05m)**

Having ceiling light point, radiator, walk in cupboard and upvc double glazed window to front aspect.

**Bedroom Two 11'2" x 9'7" (3.40m x 2.92m)**

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

**Spacious Bathroom**

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls, airing cupboard housing combination boiler and upvc double glazed window to rear aspect.

**Outside**

The enclosed rear garden having paved patio with pathway to lawn, shed and a decked seating area. A gate leading to the car park with the property having two allocated spaces.

**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.

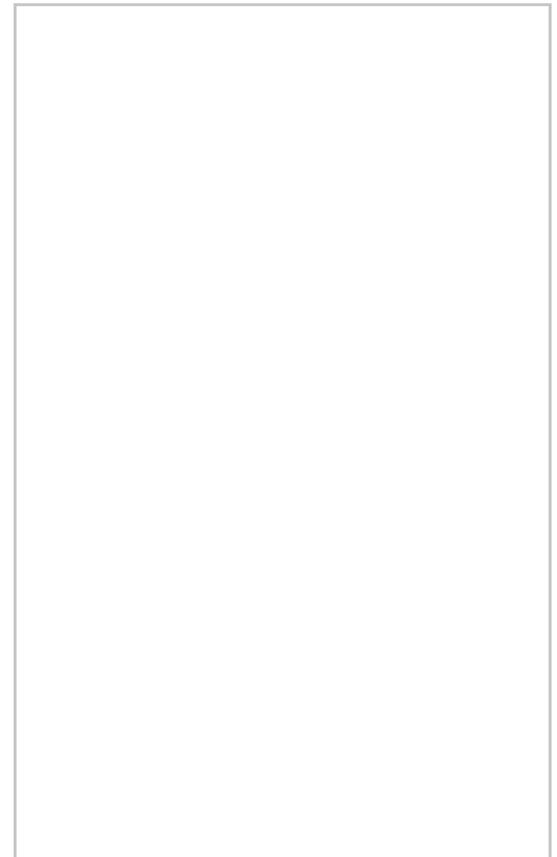
**Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

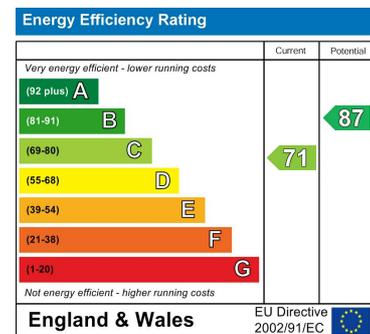
**Area Map**



**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.

