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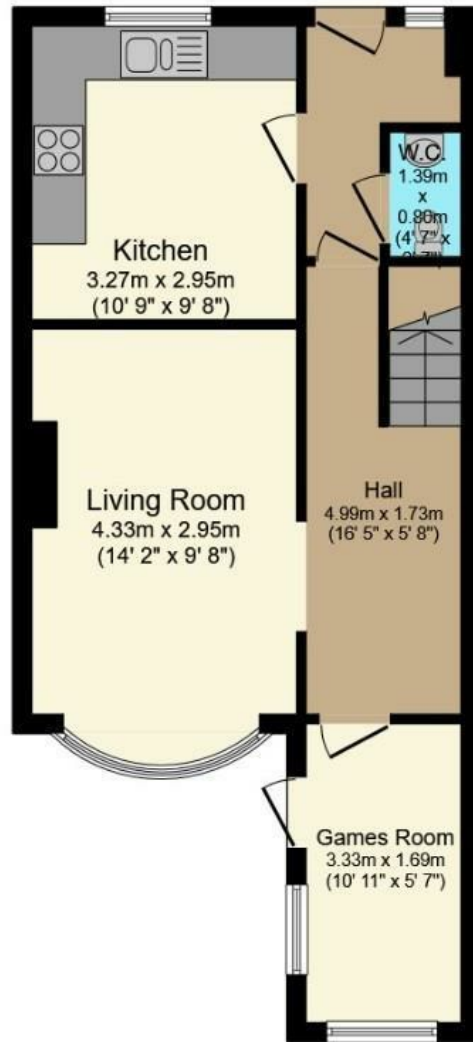
80 Green Lane, Rugeley, WS15 2AR
Offers Over £175,000

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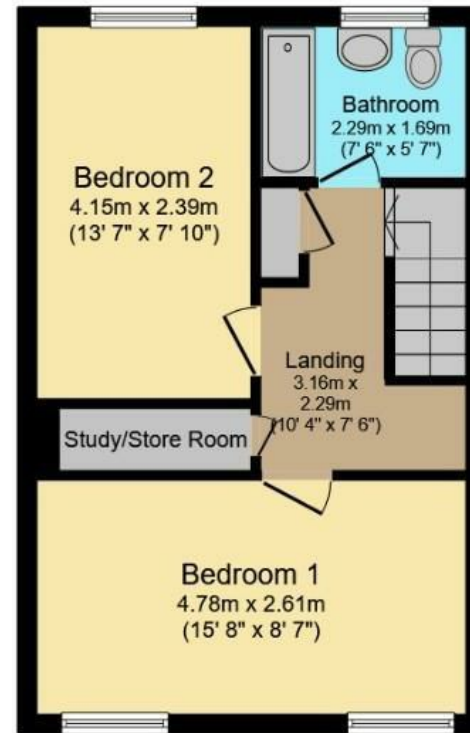
Offers Over £175,000

this well positioned mid-terraced property is located close to all local amenities and offered for sale with NO UPWARD CHAIN. Boasting a driveway, two double bedrooms and a good-sized rear garden, this property is perfect for first time buyers or investors. Benefitting from gas central heating and UPVC double-glazing the accommodation briefly comprises of; Entrance Hallway, Guest WC, Kitchen, Inner Hallway, Living Room and Sun Room. First Floor Landing, Bedroom One, Bedroom Two, Study/Store Room and Bathroom. Driveway to the front and Garden to the rear. EPC RATING - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point and vinyl flooring

Guest WC

having a wall mounted hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point and vinyl flooring

Kitchen

having a range of wall and base units with roll top work surfaces, co-ordinating upstands and an inset stainless steel sink with drainer. Free-standing cooker with extractor hood, appliance spaces for a dishwasher, fridge-freezer and a washing machine. Ceiling light point, tiling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Inner Hallway

having space for a four-seater dining table and chairs. Ceiling light point, radiator, useful under stairs storage space, stairs to the first floor and laminate flooring. Door into the Sun Room and an open archway into the

Living Room

having a feature fireplace comprising of a wood mantle and marble-effect hearth. Three wall light fitments, radiator and a UPVC double-glazed bow window to the rear aspect

Sun Room

having a ceiling light point, radiator, laminate flooring, two UPVC double-glazed windows to the rear aspect and a UPVC double-glazed door into the rear garden

First Floor Landing

having a useful storage cupboard and an airing cupboard housing the central heating boiler. Ceiling light point and access into the loft space

Bedroom One

having a ceiling light point, radiator and two UPVC double-glazed windows to the rear aspect

Bedroom Two

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

Study/Store Room

with a ceiling light point

Bathroom

having a panelled bath with an over head electric shower fitment, tiled surround and shower screen, vanity hand wash basin and a close-coupled WC. Two ceiling light points, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road with a tarmac driveway providing off-road parking and access to the front entrance door

the low maintenance rear garden has a paved patio seating area with steps up to a lawn with well established shrubs and a cherry tree. There is a useful timber storage shed, outside water tap, bin store and a pedestrian gate giving access to the rear

AGENTS NOTE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









