



## 1 Fair View

Armitage, Rugeley, WS15 4DJ

**£175,000**



Chase Owl are pleased to market this two bedroom semi detached property. Being offered with NO UPWARD CHAIN, situated on a generous plot offering scope for refurbishment. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Two Bedrooms, Wet Room and Separate W.C. Gardens to front and rear with Off Road Parking.



## Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

## Lounge 18'1" x 12'0" (5.51m x 3.66m)

Having feature brick fireplace. Light points, two radiators and upvc double glazed window to front aspect. Upvc double glazed window and door to Rear Garden.

## Breakfast Kitchen 20'9" x 15'0" (6.32m x 4.57m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Cooker point and appliance spaces. Two ceiling light points, radiator, useful larder cupboard and upvc double glazed windows to front and rear aspects. Upvc door to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point and radiator.

## Bedroom One 18'2" x 12'1" (5.54m x 3.68m)

Having two ceiling light points, radiators, built in wardrobe, cupboard housing boiler and hot water cylinder tank and upvc double glazed windows to front and rear aspects.

## Bedroom Two 12'2" x 9'8" (3.71m x 2.95m)

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

## Wet Room

Comprising shower area, pedestal hand wash basin and part tiling to walls. Ceiling light point and upvc double glazed window to rear aspect.

## Separate W.C

Comprising w.c, ceiling light point and upvc double glazed window to rear aspect.

## Outside

The property is situated on a corner plot with plentiful parking. Generous garden to rear, mainly laid to lawn with a decked seating area.

## 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.

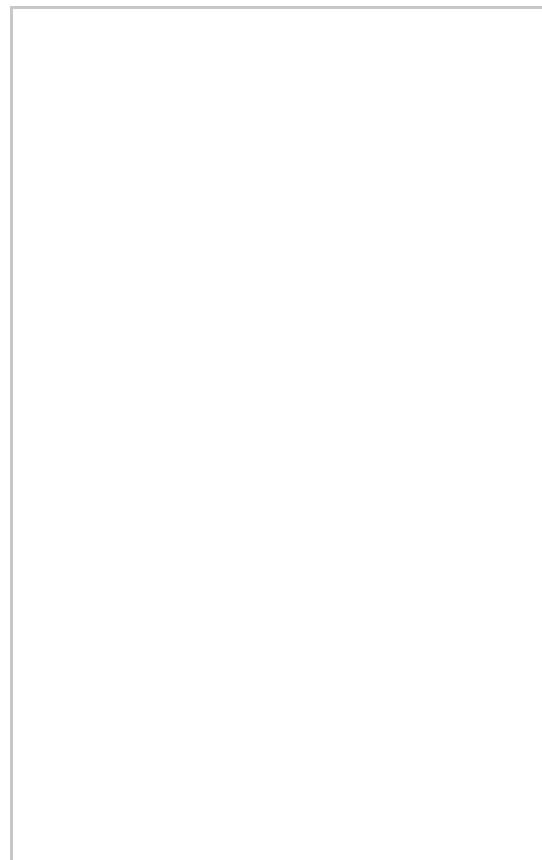
### Money Laundering:

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

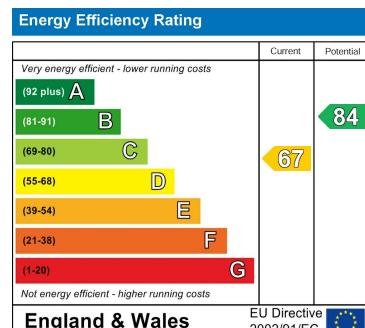
## Area Map



## 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.

