

6 Green Lane

, Rugeley, WS15 2AP

Offers invited £145,000

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Chase Owl are pleased to market this two bedroom mid terraced traditional property. Available with NO UPWARD CHAIN, walking distance to local amenities and ideal for First Time Buyers or Investors. Having Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Downstairs Shower Room and Lean To. First Floor Landing to Two Bedrooms, Dressing Room with Guest W.C. Gardens to front and rear.







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

Lounge 12'2" x 10'2" (3.71m x 3.10m)
Having wall mounted gas fire. Ceiling light/fan, decorative dado rail, radiator and double glazed window to front aspect.

Dining Room 12'3" x 12'2" (3.73m x 3.71m)
Having wall mounted gas fire. Ceiling light/fan and double glazed window to rear aspect. Door to Fitted Kitchen.

Fitted Kitchen 11'3" x 8'3" (3.43m x 2.51m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Cooker point, useful pantry cupboard, ceiling light point, radiator and window to side aspect. Upvc door to Lean To. Further door to Downstairs Shower Room.

Downstairs Shower Room
Comprising walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, extractor fan, radiator and window to side aspect.

Lean To
Being constructed on brick and timber frame and having light point, water tap, brick shed with plumbing for washing machine and door to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, coving and airing cupboard with hot water cylinder tank.

Bedroom One 15'7" x 10'2" (4.75m x 3.10m)
Having ceiling light/fan, decorative dado rail, radiator and double glazed window to front aspect.

Bedroom Two 12'3" x 9'3" (3.73m x 2.82m)
Having ceiling light, radiator and double glazed window to rear aspect.

Dressing Room to Guest W.C
Having ceiling light point and built in wardrobes... Further door to Guest W.C.. having vanity hand wash basin and w.c. Ceiling light point, radiator and double glazed window to rear aspect.

Outside
The front of the property having a shared pathway to front entrance door and gravelled fore garden for low maintaince. The enclosed rear garden having paved patio, lawn , gravel borders, greenhouse and gate to shared entrance.

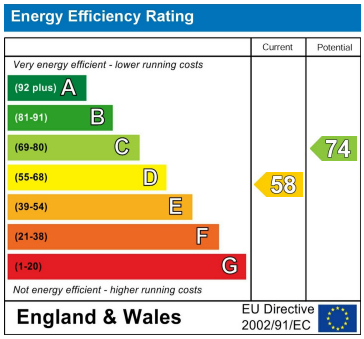
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales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

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk