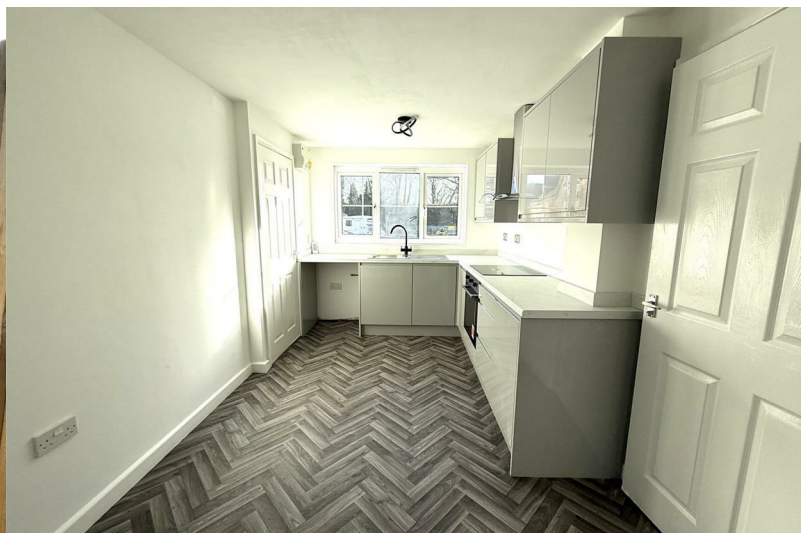




84 Talbot Street

, Rugeley, WS15 2EG

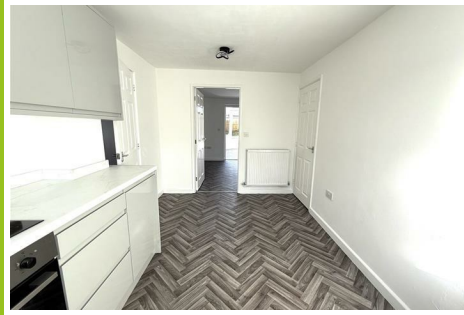
Offers in excess of £200,000



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, Rugeley, WS15 2EG

Offers in excess of £200,000



Entrance Hallway

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

Refitted Breakfast Kitchen

14'3" x 8'5" (4.34m x 2.57m)

Being refitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor hood over. Space for washing machine and useful under stairs storage cupboard. Two ceiling light points, radiator and upvc double glazed window to front aspect. Door to Guest Cloakroom and Lounge.

Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, extractor fan, radiator and two upvc double glazed windows.

Lounge

11'8" x 10'9" (3.56m x 3.28m)

Having three wall lights, radiator and upvc double glazed door leading to Conservatory.

Conservatory

11'6" x 9'0" (3.51m x 2.74m)

Being constructed of brick base with upvc double glazed frame and having light point and door to Rear Garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard housing new combination boiler.

Bedroom One

11'8" x 9'6" (3.56m x 2.90m)

Having ceiling light point, radiator, built in cupboard and two upvc double glazed windows to rear aspect.

Bedroom Two

11'8" x 7'5" (3.56m x 2.26m)

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

Refitted Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, tiling to floors and upvc double glazed window to front aspect.

Outside

The property having a walled fore garden with steps to lawn and pathway to front entrance door and a side gate allowing access to the enclosed rear garden. This being mainly laid to lawn with paved patio and outdoor electric socket.

Agents Note

The current vendors have refurbished the property, having;
New Kitchen, New Bathroom, New Combination Boiler and rewired.

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

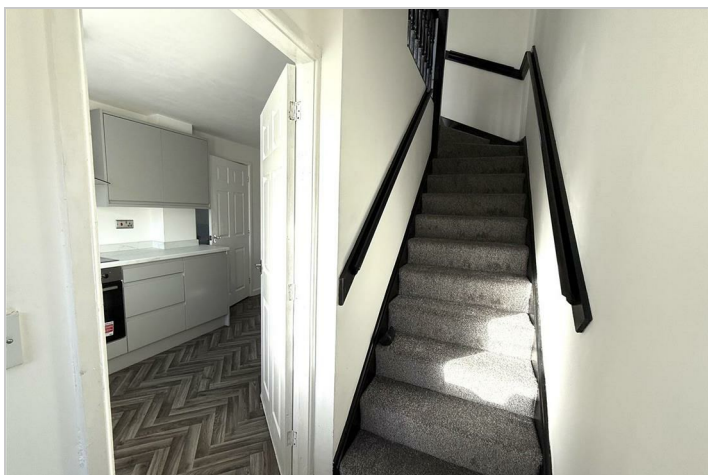
room measurements quoted in these sales particulars are approximate.

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.



Road Map



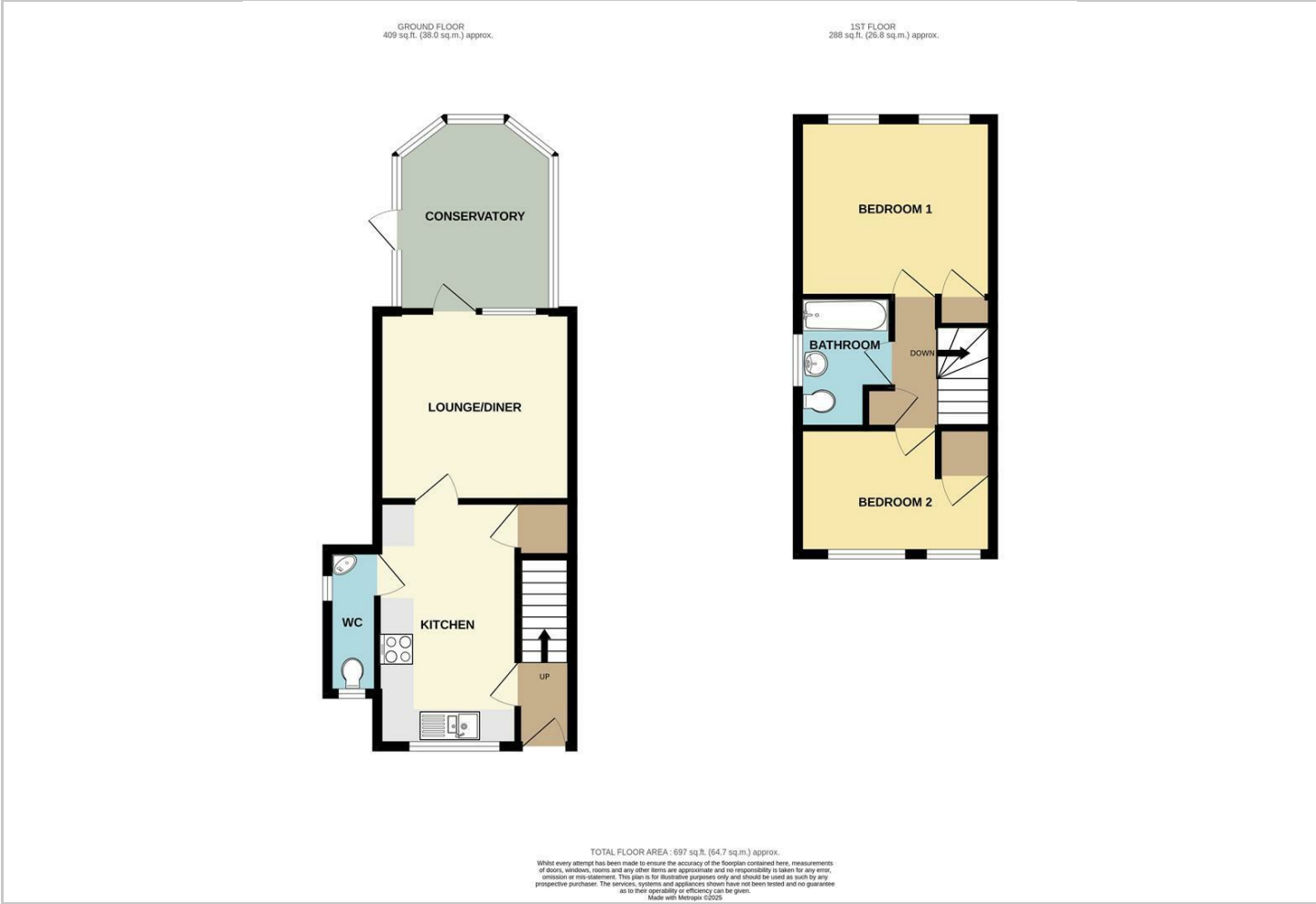
Hybrid Map



Terrain Map



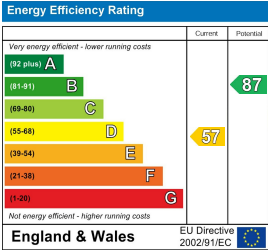
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.