



## 53 Horse Fair

, Rugeley, WS15 2EJ

**£189,000**



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## Entrance Hall

Approached from composite front entrance door and having inset light point, radiator and tiled flooring. Door leading into Lounge.

## Lounge / Dining Room

18'1" x 10'9" (5.51m x 3.28m)

Having inset ceiling lights, radiator, tiled flooring and upvc double glazed window to front aspect. Doors to Guest Cloakroom and Inner Lobby.

## Guest Cloakroom

Comprising w.c and hand wash basin. Light point and tiled flooring.

## Inner Lobby

Having ceiling light point, tiled flooring, work surface with appliance space below, radiator and return stairs to First Floor Landing. Door to Breakfast Kitchen.

## Breakfast Kitchen

10'8" x 8'3" (3.25m x 2.51m)

Having a range of wall and base mounted units with wooden work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and brick style splash back. Built in electric oven with hob and extractor over, space with plumbing for washing machine and further appliance space. Breakfast bar seating area, inset ceiling lights, radiator, tiled flooring and upvc double glazed window to rear aspect. Composite door to rear access.

## First Floor Landing

Approached from stairs in Inner Lobby and having inset ceiling lights, laminate flooring, cupboard housing hot water cylinder and return stairs to Bedroom Two.

## Bedroom One

12'7" x 10'10" (3.84m x 3.30m)

Having ceiling light point, laminate flooring, radiator and upvc double glazed window to front aspect.

## Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Inset lights, heated towel rail, tiling to walls and flooring, extractor fan and upvc double glazed window to rear aspect.

## Bedroom Two

20'2" x 10'10" (6.15m x 3.30m)

Approached from stairs and having inset lights, radiator, laminate flooring, useful storage to eaves and two Velux to roof. Solar panel equipment to the rear of storage display.

## Agents Note

The property has under gone a programme of refurbishment throughout by the current vendor including Rewire, Roof, Kitchen, Shower Room, new doors and windows and is currently used as an AIR B & B.

The property has solar panels, with battery.

## 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

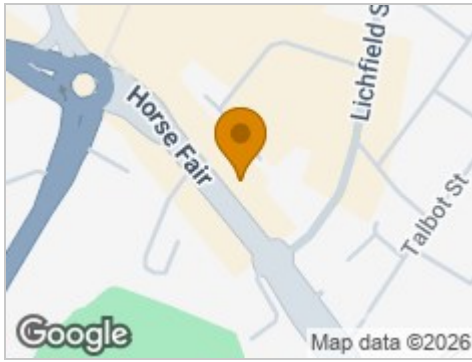
way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



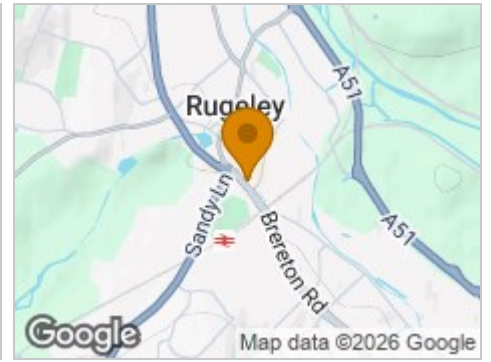
## Road Map



## Hybrid Map



## Terrain Map



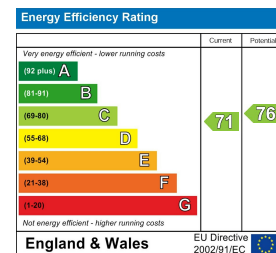
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.