



21 Lower Lodge Park, Rugeley Road

, Rugeley, WS15 4AX

£125,000



Chase Owl are pleased to market this Two bedroom park home. Situated on the popular Lower Lodge Park, being a residential park for over 50's and close to local transport links. Having Entrance Hallway, Lounge, Fitted Kitchen, Two Bedrooms and Shower Room. Gardens to all aspects and allocated parking for one vehicle.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, coving and useful cloaks cupboard.

Fitted Kitchen 11'2" x 7'5" (3.40m x 2.26m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point, radiator, coving, laminate flooring, wall mounted boiler and upvc double glazed window to rear aspect. Open plan to Lounge.

Lounge 11'3" x 10'1" (3.43m x 3.07m)

Having wooden feature fire surround with electric fire inset. Ceiling light point, coving, radiator, air conditioning unit and upvc double glazed window to side aspect. Upvc sliding door to front elevation.

Bedroom One 9'4" x 7'9" (2.84m x 2.36m)

Being fitted with bedroom furniture. Ceiling light point, coving, radiator and upvc double glazed window to front aspect.

Bedroom Two 8'4" x 4'2" (2.54m x 1.27m)

Having fitted wardrobe, ceiling light point, radiator, loft access and upvc double glazed window to rear aspect.

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, coving, heated towel rail and upvc double glazed window to rear aspect.

Outside

The property having one allocated parking space. Gardens to side and rear with planted borders, shed and outside tap.

Agents Note

The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.

There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view

There is a ground rent of approx £190.00 payable per month which includes water.

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.

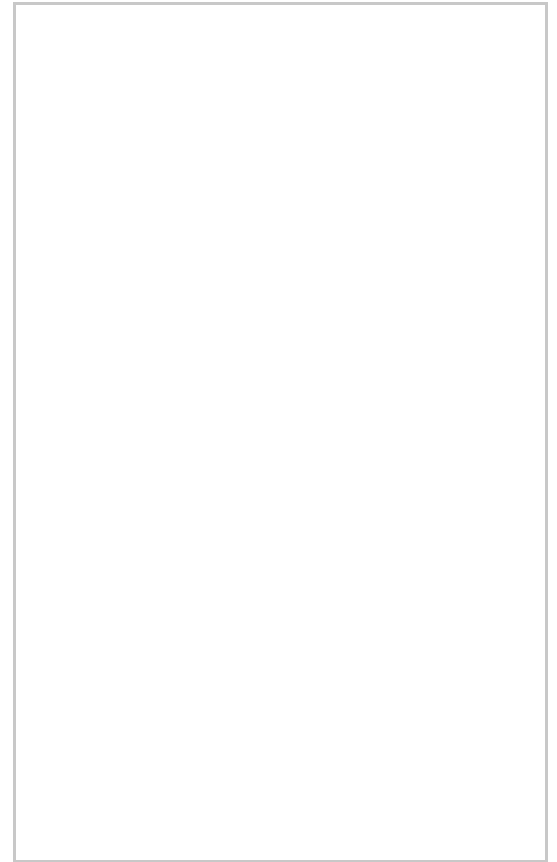
Money Laundering;

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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, 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.

