



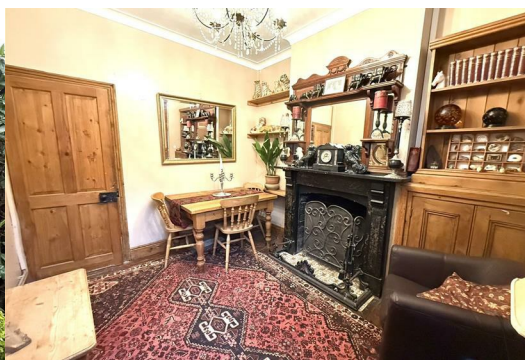
40 Arch Street

Brereton, Rugeley, WS15 1DL

Offers in the region of £165,000



Chase Owl are pleased to market this traditional two bedroom town house. Being offered with NO UPWARD CHAIN, having lots of traditional features throughout making this ideal for First Time Buyers. Having Lounge, Dining Room and Breakfast Kitchen. Landing to Two Bedrooms and Bathroom. Enclosed Garden to the rear.



Lounge 10'11" x 9'6" (3.33m x 2.90m)

Approached from wooden front entrance door and having a marble feature fire surround with open fire on a tiled grate. Ceiling light point, coving, radiator, wooden floor boards and window to front aspect. Door to Inner Hallway and Dining Room.

Inner Hallway

Having ceiling light point, tiled flooring and wooden staircase leading to First Floor Landing. Further door to Dining Room.

Dining Room 11'11" x 9'4" (3.63m x 2.84m)

Having stone feature fire surround with inset log burner on tiled hearth. Ceiling light point, coving, radiator, tiled flooring, useful storage cupboard and door to Kitchen.

Breakfast Kitchen 9'2" x 8'8" (2.79m x 2.64m)

Being fitted with work surface incorporating inset Belfast enamel sink with taps and drainer. Appliance spaces, built in storage cupboards, breakfast bar seating area and tiled flooring. Ceiling light point, radiator ,window to rear aspect and wooden stable door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point with doors to Bedroom One and Bathroom.

Bedroom One 13'3" x 11'0" (4.04m x 3.35m)

Having ceiling light point, wooden floor boards, cast iron grant with mantle over and tiled grate, radiator and window to front aspect.

Bathroom

Comprising free standing claw bath with shower attachment, pedestal hand wash basin and w.c. Light point, radiator, extractor fan, wooden flooring and loft access. Window to rear aspect.

Bedroom Two 12'0" x 8'10" (3.66m x 2.69m)

Having ceiling light point, radiator, airing cupboard housing Worcester combination boiler, wooden flooring and stable door to Balcony seating area overlooking the Rear Garden.

Outside

The property having on road parking. A shared gate allowing access into the enclosed rear garden having a covered seating area, path to artificial lawn with borders, Summer House and outside tap.

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.

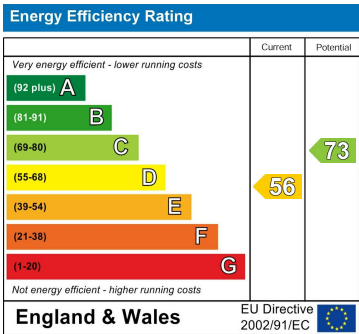
Area Map



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.

